



Owls Barn, 124 Owls Lodge Lane, Mayals, Swansea, City & County Of Swansea, **£725,000**

This exceptional six-bedroom detached family home is located in the highly sought-after area of Mayals, offering breathtaking panoramic views of Swansea Bay, Mumbles Pier, and Mumbles Lighthouse to the rear, while overlooking the picturesque Clyne Golf Course to the front. Set on a generous 0.20-acre plot, the property boasts an impressive floor area of 3,059 sq. ft.

The spacious and versatile accommodation includes three large reception rooms, providing ample space for family living and entertaining. The ground floor features a welcoming porch leading into a hallway, a bright and airy lounge, a formal dining room, and a charming breakfast room that flows seamlessly into the well-appointed kitchen. A utility room and cloakroom are conveniently located off the kitchen.

On the first floor, there are four well-proportioned bedrooms, with the two principal bedrooms enjoying stunning sea views. A family bathroom completes this level. The second floor offers two additional bedrooms, both

Entrance

Via a PVC door into the porch.

Porch

With a set of double glazed windows. Tiled floor. Glazed hardwood door into the hallway.

Hallway



With a double glazed window to the front. Tiled floor. Stairs to the first floor. Radiator. Door to the breakfast room. Door to the dining room. Door to the lounge.

Hallway



Lounge 27'3" x 15'0" (8.314 x 4.582)



You have a set of double glazed windows to the front. Double glazed windows to the rear. Two radiators. Feature gas fire set on slate hearth with wood surround. Double glazed PVC door to the rear also. Solid oak floor.

Lounge



Lounge



Dining Room 12'10" x 15'1" (3.933 x 4.619)



You have a set of double glazed PVC doors leading out to the rear garden. Radiator. Wooden Floor.

Dining Room



Breakfast Room 14'4" x 11'3" (4.393 x 3.451)



You have a set of double glazed windows to the front. Tiled floor. Radiator and an opening to the kitchen.

Kitchen 14'0" x 13'0" (4.288 x 3.9878)



The kitchen is beautifully appointed with a set of double glazed windows to the front. Velux roof window to the side. Double glazed window to the rear. Frosted double glazed PVC door to the side. Door to the utility room. Tiled floor. Range of base and wall units, running work surface incorporating in a AEG induction hob with extractor hood over. Integral AEG oven and grill. Integral dishwasher. Central granite breakfast island. Integral fridge. Integral freezer.

Kitchen



Kitchen



Utility Room 6'6" x 7'9" (1.991 x 2.371)



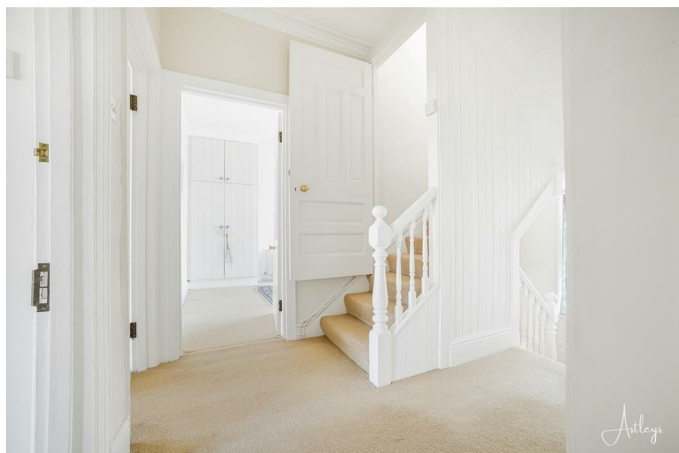
You have a double glazed window to the side. Door to storage cupboard. Door to cloakroom. Running work surface with a stainless steel sink and drainer. Plumbing for washing machine. Space for tumble dryer.

W/C 4'2" x 6'11" (1.283 x 2.129)

You have a frosted double glazed window to the rear. Suite comprising; WC. Wash hand basin.

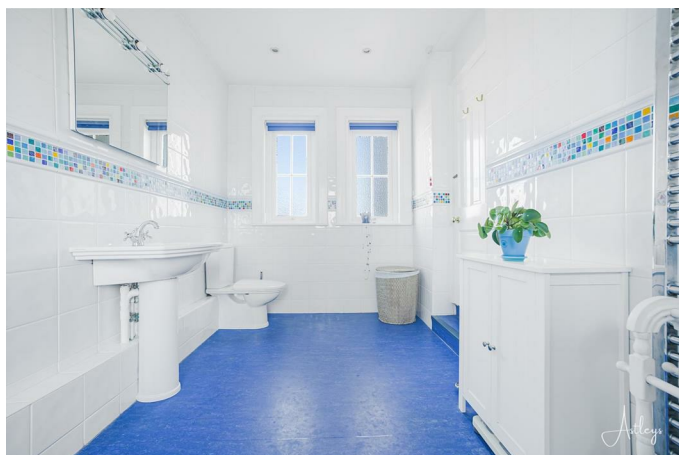
First Floor

Landing



You have a double glazed window to the front. Stairs to the second floor. Doors to bedrooms. Door to bathroom. Radiator.

Bathroom 7'9" x 14'1" (2.370 x 4.293)



You have a set of frosted double glazed windows to the rear. Frosted double glazed window to the front. Bathroom suite comprising; bathtub. WC. Wash hand basin. Spotlights. Heated towel rail.

Bathroom



Bedroom One 13'1" x 15'3" (3.991 x 4.655)



You have a set of double glazed windows to the rear offering breathtaking sea views of Swansea Bay and beyond. Doors to built-in wardrobes. Radiator.

Bedroom One



Bedroom One



Views



Bedroom Two 14'0" x 15'4" (4.275 x 4.689)



You have a set of double glazed windows to the rear again offering breathtaking sea views of Swansea Bay and beyond Radiator.

Bedroom Two



Bedroom Three 14'2" x 12'6" (4.333 x 3.825)



You have a set of double glazed windows to the front offering a pleasant outlook overlooking the golf course. Radiator. Doors to built-in wardrobe.

Bedroom Four 10'11" x 10'9" (3.330 x 3.280)



Currently used as a study. You have a set of double glazed windows to the front again offering a pleasant outlook over the golf club. Radiator. Door to airing cupboard.

Second Floor

Landing



You have a double glazed window to the front. Radiator. Doors to eaves storage, Velux roof window to the front. Door to shower room. Doors to bedrooms five and six,

Shower Room 7'7" x 6'9" (2.329 x 2.069)



You have a Velux roof window to the rear. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator.

Bedroom Five 13'11" x 10'8" (4.252 x 3.275)



You have a double glazed window to the rear offering breathtaking sea views of Swansea Bay and beyond. Views of Mumbles Pier and Mumbles Lighthouse also. Radiator.

Bedroom Five



Bedroom Six 14'2" x 10'7" (4.330 x 3.240)



Currently used as the cinema room. You have a double glazed window to the rear gain offering breathtaking sea views of Swansea Bay and beyond. Views of Mumbles Pier & Mumbles Lighthouse. Radiator. Door to built-in storage cupboard. Door to eaves storage.

Views



External

Front



You have private driveway parking leading to the garage. Patio seating area with ample room for tables and chairs.

Garage 18'11" x 10'5" (5.767 x 3.200)

Via a set of wooden doors. Power & light.

Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear Garden



Aerial Aspect



Rear Garden



Rear Garden

Rear Garden



Rear

You have a raised decked seating area with ample room for tables and chairs which in turn leads down to a lawned garden. Rear garden is bordered by fencing, home variety of flowers, fruit trees and shrubs. Detached play house. Detached greenhouse. Sea views of Swansea Bay and beyond.

Rear Garden



Rear Garden



Rear Garden



Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

Council Tax Band

Council Tax Band - H

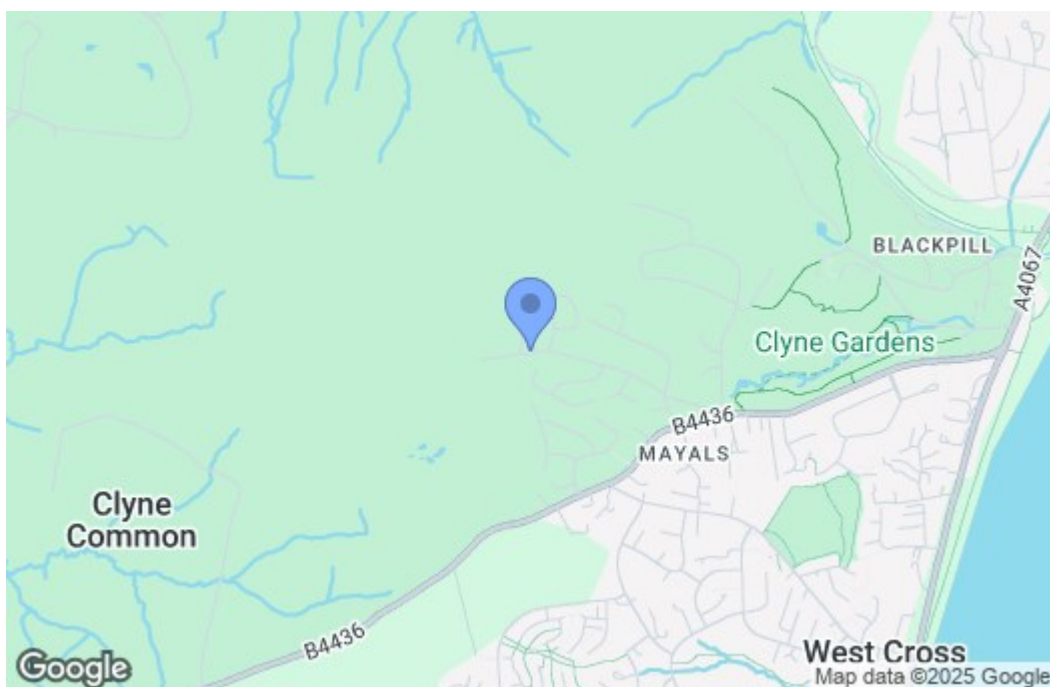
Tenure

Freehold.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	

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