



## 199a Mayals Road, Mayals, Swansea, City & County Of Swansea, SA3 5HQ

**£775,000**

This unique four-bedroom detached family home in Mayals is a rare opportunity, offering generous living space and a stunning location. With an impressive plot size of 0.20 acres and a floor area of 2,467 square feet, the property provides a versatile layout ideal for modern family living.

The home enjoys partial sea views of Mumbles Pier and Mumbles Lighthouse from bedrooms one and four, adding to its charm. The ground floor features a welcoming hallway, a cloakroom, and a spacious lounge with steps leading down into the well-appointed kitchen. The kitchen connects seamlessly to the dining room and utility room, ensuring convenience and practicality.

On the first floor, there are two generously sized bedrooms, while the second floor accommodates a family bathroom, bedroom three, and bedroom four, which benefits from an en-suite.



### Entrance

Via a frosted glazed hardwood door with frosted stained glass side panel into the hallway.

### Hallway



With stairs to the first floor. Door to the cloakroom. Door to storage cupboard. Door to the dining room. Door to the kitchen/breakfast room. Door to the lounge. Radiator.

### Hallway



### Cloakroom 5'3" x 4'5" (1.625 x 1.356 )

You have a frosted glazed window to the front. WC. Wash hand basin. Extractor fan. Tiled floor. Part tiled walls.

### Lounge 20'7" x 19'3" (6.290 x 5.875 )



You have a double glazed sliding door leading out to the front raised decked seating area. You have a set of double glazed windows to the rear. Radiator. Spotlights. Feature fireplace. Stairs down into the kitchen/breakfast room.

### Lounge



## Lounge



## Kitchen/Breakfast Room 22'3" x 12'5" (6.802 x 3.803 )



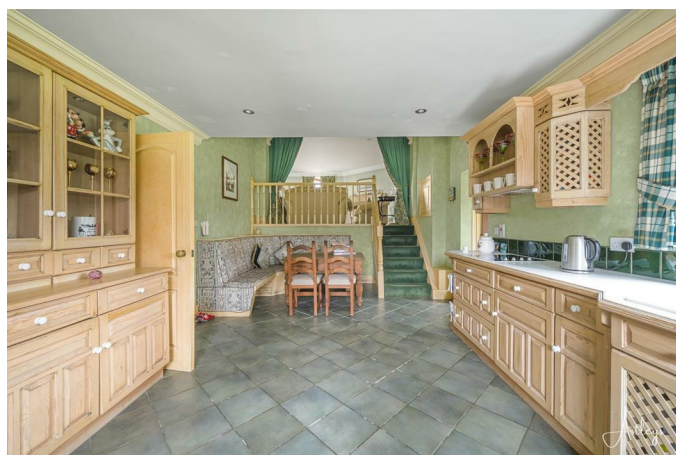
You have a set of double glazed windows to the side and to the rear. Set of doors to the dining room. Stairs leading up to the lounge. Door to the utility room. The kitchen is well appointed and fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Four ring Neff induction hob with extractor hood over. Integral oven and grill. Integral dishwasher. Spotlights.

## Kitchen/Breakfast Room



## Kitchen/Breakfast Room

## Kitchen/Breakfast Room



## Dining Room 20'3" x 10'0" (6.186 x 3.071 )

You have a double glazed sliding door to the front and a set of double glazed doors to the side. Radiator. Spotlights.

## Utility Room 9'8" x 5'3" (2.964 x 1.607 )

You have a set of double glazed windows to the rear. Double glazed door to the rear. Plumbing for washing machine. Space for freezer. Tiled floor.

## First Floor

## Landing

With stairs to the second floor. Doors to bedrooms one and two. Radiator.



### Bedroom One 20'6" x 16'4" (6.272 x 4.992 )

You have a double glazed sliding door to the front which offers partial sea views of Mumbles Bay, Mumbles Pier & Mumbles Lighthouse. Double glazed windows to the side. Radiator. Spotlights. Doors to built-in wardrobe. Door to en suite. Double glazed window to the front.

#### Bedroom One



#### Views



### En-Suite 6'5" x 7'11" (1.969 x 2.430 )

You have a frosted double glazed window to the front. Radiator. Spotlights. Extractor fan. All the plumbing set up for an en suite.

### Bedroom Two 12'3" x 15'7" (3.747 x 4.760 )



You have a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobe.

#### Bedroom Two

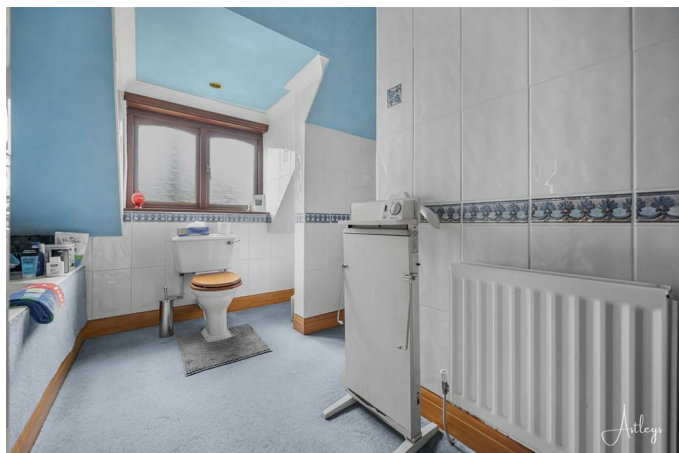


#### Second Floor

##### Landing

Door to the bathroom. Door to bedroom three. Door to bedroom four. Radiator.

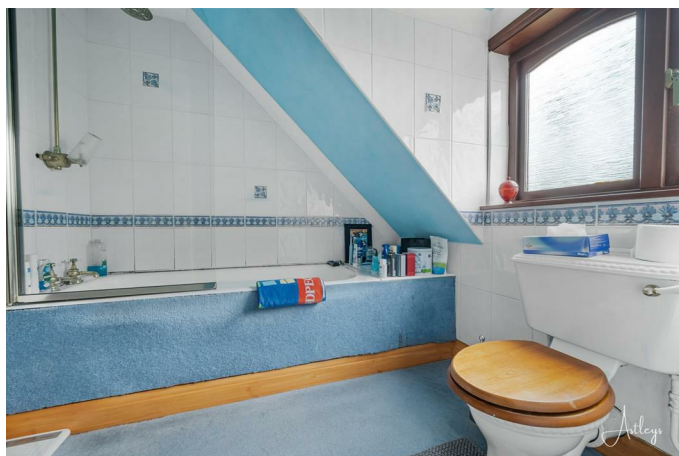
### Bathroom 10'6" x 9'11" (3.207 x 3.037 )



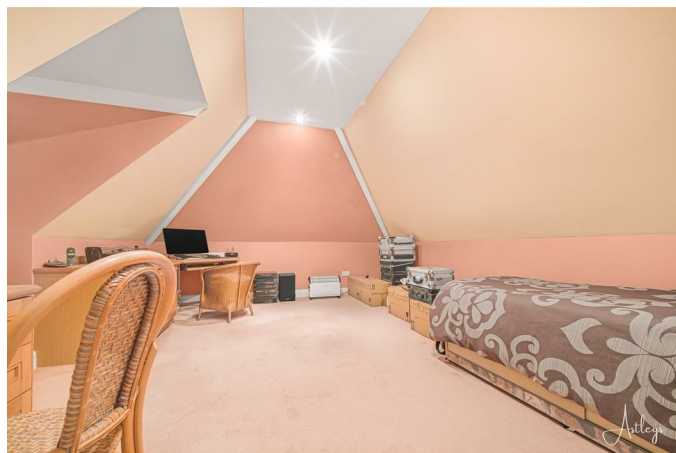
You have a frosted double glazed window to the side. Suite comprising; bathtub with shower over. WC. Wash hand basin. Spotlights. Extractor fan. Radiator. Tiled walls.

### Bathroom

### Bathroom



### Bedroom Three 16'5" x 14'1" (5.025 x 4.294 )



You have a double glazed window to the rear. Radiator. Spotlights.

### Bedroom Three

### Bedroom Four 17'2" x 16'2" (5.234 x 4.938 )



You have a set of double glazed windows to the side. Double glazed sliding door to the front balcony area which again offers partial sea views of Mumbles Pier & Mumbles Lighthouse. Set of double glazed windows to the side. Door to en suite. Radiator. Door to built-in wardrobe. Spotlights.



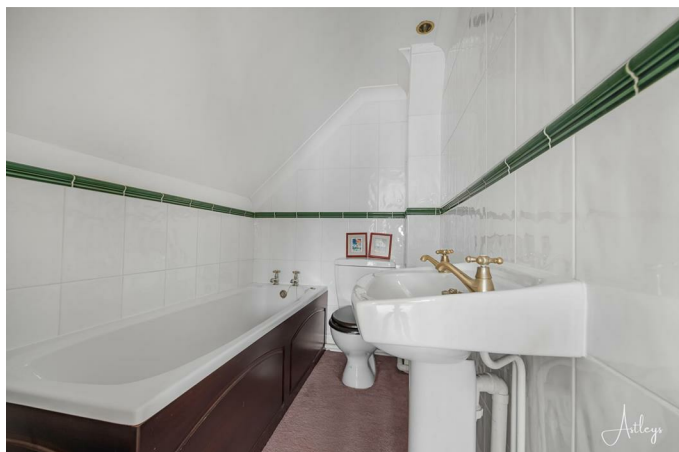
### Bedroom Four



### Another Aspect



### En-Suite 6'10" x 5'0" (2.088 x 1.548 )



### Aerial Aspect

### Aerial Aspect



Suite comprising; bathtub. WC. Wash hand basin. Radiator. Tiled walls. Spotlights. Extractor fan.

### External

You have private driveway parking for several vehicles leading to the detached garage. Private gated entry onto a block paviour driveway which again offers parking for two to three vehicles. You have a raised deck seating area and a lawned garden that wraps around the property. Detached shed. Garden is bordered by fencing and hedging.



**Aerial Aspect**



**Grounds**



**Aerial Aspect**



**Grounds**

**Grounds**



**Garage 18'10" x 9'6" (5.751 x 2.918 )**  
With 'up & over' door. Door to the rear.

## Grounds



## Grounds

### Services

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

### Council Tax Band

Council Tax Band - H

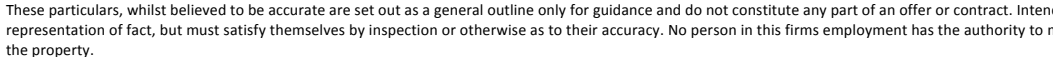
### Tenure

Freehold.

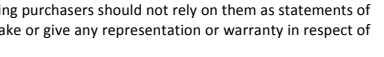




A map showing the location of Blackpill, a small settlement near the coast. A road labeled 4067 is visible, leading towards the settlement.



Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
		<b>79</b>



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