



5 Long Acre Gardens, Mayals, Swansea, SA3 5JS

Offers Over £500,000

Tucked away in the sought-after and peaceful location of Long Acre Gardens in Mayals, this charming four-bedroom semi-detached home offers a rare combination of space, privacy and stunning sea views across Swansea Bay. Set on an impressive 0.10 acre plot and boasting a generous floor area of 1,522 sq ft, the property is ideally situated within walking distance of the vibrant coastal village of Mumbles, with its array of shops, cafes and waterfront charm.

The accommodation unfolds across three floors. The ground floor welcomes you with a hallway leading to a comfortable lounge, a separate sitting room and a well-proportioned kitchen that opens into a bright conservatory—perfect for enjoying the garden views throughout the seasons. On the first floor, you'll find three bedrooms and a family bathroom, offering practical and well-balanced living space for family life. The second floor reveals bedroom four with its own en-suite shower room, ideal as a guest suite, home office or additional bedroom, all while enjoying elevated views of the bay.

Entrance

Via a double glazed PVC door with double glazed side panels into the hallway.

Hallway



With stairs to the first floor. Radiator. Door to the lounge. Door to the kitchen.

Lounge 12'2" x 13'0" (3.725 x 3.980)



You have a double glazed bay window to the front offering sea views of Swansea Bay and beyond. Radiator. Feature fireplace housing a gas fire.

Lounge



Kitchen 12'10" x 7'4" (3.924 x 2.236)



You have a double glazed window to the side. Spotlights. Opening to the conservatory. Door to the sitting room. Beautifully appointed kitchen fitted with a range of base and wall units. You have a running marble work surface incorporating a one and a half bowl sink and drainer unit. Integrated waste disposal unit. Four ring induction hob with extractor hood over. Integral wine cooler. Integral microwave. Integral oven and grill. Integral fridge. Integral freezer. Integral dishwasher.

Kitchen



Conservatory



Kitchen

Conservatory 12'11" x 9'11" (3.938 x 3.042)



You have a set of double glazed windows to the rear garden and a set of double glazed doors to the rear garden. Radiator. Adjustable conservatory fan.

Sitting Room 12'9" x 12'2" (3.907 x 3.715)



You have a double glazed bay window to the rear. Radiator. Feature fireplace.

First Floor

Landing



You have a feature stained glass window to the side. Door to the bathroom. Doors to bedrooms. Stairs leading up to the attic room.

Bathroom 8'0" x 7'7" (2.441 x 2.331)



You have a set of frosted double glazed windows to the side. Well appointed bathroom suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Shaver sockets. Spotlights. Underfloor heating.

Bathroom

Bedroom One 11'2" x 12'3" (3.412 x 3.741)



You have a double glazed bay window to the front which offers breathtaking sea views of Swansea Bay and beyond. Radiator. Doors to built-in wardrobes.

View



Bedroom One



Bedroom Two



Bedroom Two 11'7" x 13'1" (3.546 x 3.999)



You have a double glazed bay window to the rear. Radiator. Doors to built-in wardrobes.

Bedroom Three 7'10" x 7'5" (2.397 x 2.279)



You have a double glazed bay window to the front offering sea views of Swansea Bay and beyond. Radiator.

View



Second Floor

Landing



You have a set of double glazed windows to the side. Doors to storage (currently being used to house washing machine & tumble dryer). Spotlights. Door to bedroom four.

Bedroom Four 10'3" x 15'10" (3.128 x 4.842)



You have a Velux roof window to the rear and a set of Velux roof windows to the front offering breathtaking sea views of Swansea Bay and beyond. Radiator. Doors to eaves storage. Door to en suite. Spotlights.

Bedroom Four



En-Suite 4'10" x 5'3" (1.485 x 1.623)



Well appointed suite comprising a corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Spotlights.

External

Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Front



You have private driveway parking for several vehicles leading to the detached garage. Externally to the front you also have a raised patio area with room for tables and chairs. Side access to the rear.

Front



Detached Garage 17'7" x 8'5" (5.375 x 2.566)

Electric 'up and over' door. Glazed window to the rear. Glazed window to the side. Power and light.

Rear



Home to a variety of flowers, trees and shrubs. You have a raised lawned area. Rear garden is bordered by hedging. You also have a detached greenhouse.

Rear



Rear



Rear



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 - F

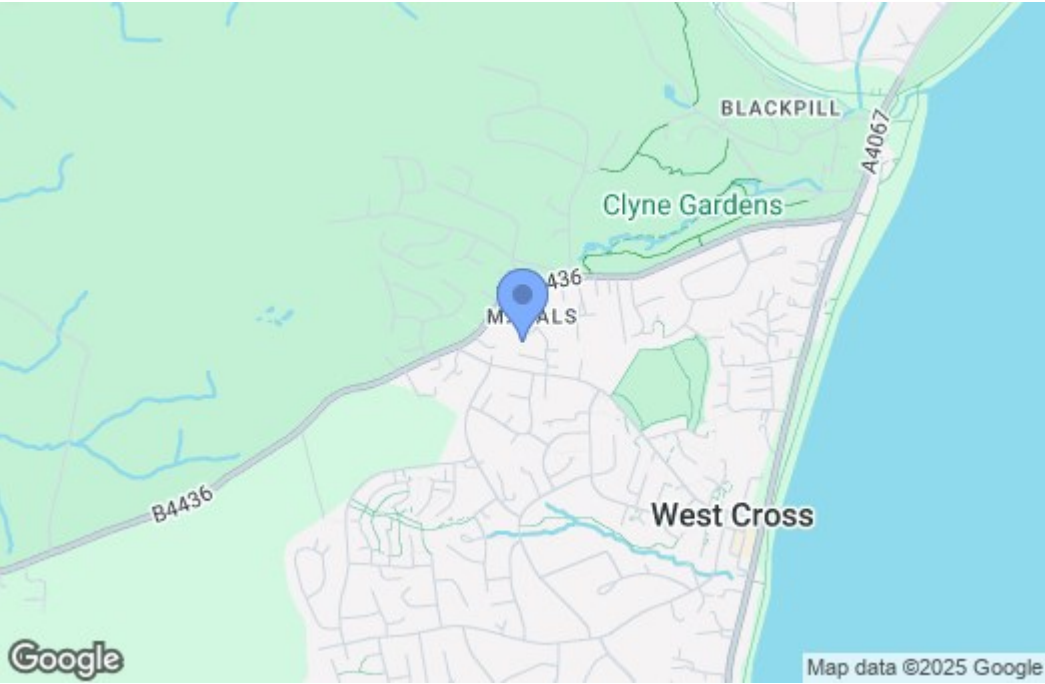
Tenure

Freehold.

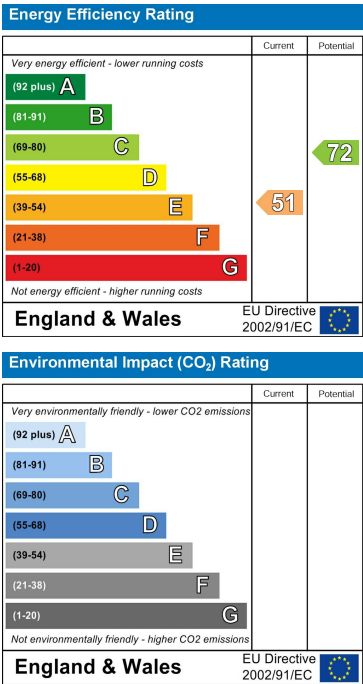
Floor Plan



Area Map



Energy Efficiency Graph



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