

12 Whitegates, Mayals

Offers Over £400,000

4 2 1



Quote reference DS1317 when enquiring.

12 Whitegates presents a rare opportunity to acquire a home in the highly sought-after area of Mayals, Swansea, offering exceptional potential for modernisation and reconfiguration. Generously proportioned throughout, the property provides a flexible layout that invites purchasers to reimagine and create a home tailored to their own tastes and lifestyle.

The existing accommodation includes spacious reception room and a well-sized kitchen, all of which offer excellent scope to open up or redesign, creating a contemporary living environment. Upstairs, the well-proportioned bedrooms provide a solid foundation for transformation into comfortable and stylish retreats, complemented by existing bathroom facilities comprising of both shower and separate bath.

Externally, the property benefits from a private enclosed garden which offers space to dine and unwind on either it's patio or spacious decking area which with some redesign could be a fantastic area to entertain or relax. A driveway is located to the front of the property offering off road parking, further enhancing its appeal.

Located in the desirable suburb of Mayals, the property enjoys close proximity to local amenities, well-regarded schools, and the vibrant village of Mumbles, with its array of independent shops, cafés, and restaurants. The beautiful Gower coastline is also within easy reach, offering stunning beaches and scenic walks.

This is an exciting opportunity for buyers to take ownership of a property with significant scope, creating a bespoke home in one of Swansea's most desirable locations.

Viewings:

Prior to viewing: We encourage you to explore all marketing materials provided. Examine the floorplan, dimensions, video, and map. If possible, we also suggest driving by the property or using Google Street View to ensure the property and area match your wants and needs. Some of our clients may ask that only proceedable buyers, those who are under offer or have no related sale, request viewings. If you'd prefer a more modern approach, we also offer virtual viewings. Just let us know if that works better for you!

Property Information:

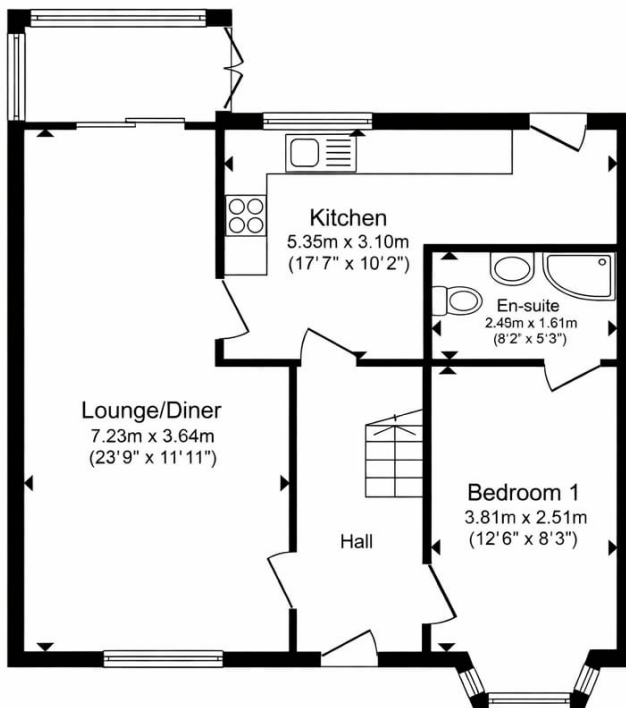
All measurements, floorplans, and land plans are there to give a broad view, and are approximate. While we've done our best to make sure everything is accurate, we recommend double-checking the details with your solicitor. We haven't tested any of the services or appliances, therefore we cannot guarantee they're in working order. The photos are for marketing purposes only, please don't assume that everything you see is included with the property. Some fixtures and fittings may also be available by separate negotiation. We're committed to ensuring you have all the information needed to make an informed decision when buying a property. However, it's essential that all details are verified by your solicitor, and everything we've provided is given in good faith, based on information from the Land Registry and our sellers.

Services:

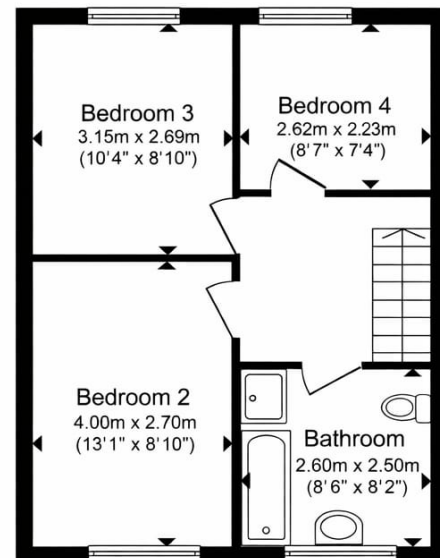
From time to time, we might recommend third-party services such as mortgages, legal advice, or surveys. In most cases, we don't get any financial incentives for doing this, but there may be a few instances where we do. Rest assured, anyone using a recommended provider won't receive preferential treatment and it won't affect their position or priority over other interested buyers. Their choice is always their own.

Key Features

- Quote reference DS1317 when enquiring
- No Chain
- Four Bedrooms
- Driveway
- Potential to modernise and redesign
- Walking distance of Clyne Gardens and the Beachfront
- Within Bishopston School Catchment
- Desirable Location
- Ensuite
- Viewing by request and appointment only



Ground Floor



First Floor