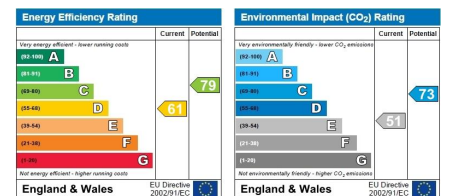




199A Mayals Road, Mayals SA3 5HQ

Offers in the region of £675,000

Spacious Detached House
Interesting And Quirky Layout
Generous Driveway, Garden
Desirable Mayals Location
EER D 61



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CWJ/BT/64257/120618

DESCRIPTION

A spacious detached house occupying a generous plot set off Mayals Road. The accommodation has an unusual layout with character features, a lovely hallway with downstairs cloakroom leads into a large kitchen with utility and raised level living room with a second reception room to the ground floor. To the first floor there are three double bedrooms (one with en suite) and a family bathroom with a fourth bedroom, en suite and balcony to the second floor. The house has been maintained, but does offer opportunity to the incoming purchaser to put on their own stamp. Externally there is a sweeping gated driveway leading to a large garage and an enclosed lawn surrounds the house. Bishopston Comprehensive School catchment and excellent access to the seafront and Mumbles village. EER D 61

ENTRANCE HALLWAY

Entered half glazed door to entrance hallway, tiled floor, radiator, doors to:

CLOAKROOM

Tiled floor, wash hand basin, WC, coving, part tiled walls, window to side.

SEPARATE CLOAK CUPBOARD

For storage.

KITCHEN

22'05 x 12'05 (6.83m x 3.78m)

Range of base and eye-level kitchen cupboards, 1 ½ bowl kitchen sink and drainer with mixer tap, integral hob with extractor fan, integral cooker and dishwasher, tiled

flooring, 2 windows to side and rear, coving.

UTILITY

9'08 x 5'03 (2.95m x 1.60m)
Gas boiler, space for washing machine and fridge freezer, tiled flooring, glazed back door.

RAISED LIVING ROOM

19'06 x 19'02 (5.94m x 5.84m)
Feature stone hearth, window to side, sliding doors to front, radiator, spotlights.

SECOND RECEPTION ROOM

20'03 x 6'11 (6.17m x 2.11m)
Radiator, French doors to one side, sliding doors to rear, window to side.

BEDROOM 1

18'03 x 15'03 x 10'02 (5.56m x 4.65m x 3.10m)
Built-in wardrobe, coving to ceiling, 2 radiators, glazed sliding doors to balcony, 2 windows to side, door to:

BEDROOM 2

12'07 x 12'04 (3.84m x 3.76m)
Built-in wardrobe, coving to ceiling, radiator, window to rear.

EN SUITE

Extractor fan, window to front.

BEDROOM 3

16'09 x 13'01 (5.11m x 3.99m)
Radiator, window to front.

FAMILY BATHROOM

Bath with shower over, wash hand basin, WC, radiator, tiled walls, extractor fan, window to front.

SECOND FLOOR

BEDROOM 4

14'10 x 11'05 (4.52m x 3.48m)
Built-in cupboards, sliding glazed door leading to rear balcony, radiator, window to side, door to:

EN SUITE

Bath, wash hand basin, WC, tiled wall, extractor fan, window to front.

EXTERNALLY

There is a gated driveway with parking for a number of cars leading to a **GARAGE**. There is a garden which is laid to lawn which wraps around the property and is enclosed by mature hedging and wooden fencing.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Newton Road, continue towards the foreshore and at the mini-roundabout take a left-hand turn onto Mumbles Road. Continue through West Cross and proceed over the mini-roundabout. Take the third left-hand turn onto Mayals Road. Continue to the top of the road. Take last turning on the left before the common and the property can be found on the left-hand side.