



SMITHS
SALES & LETTINGS



199a Mayals Road, Swansea, SA3 5HQ

Offers Over £600,000

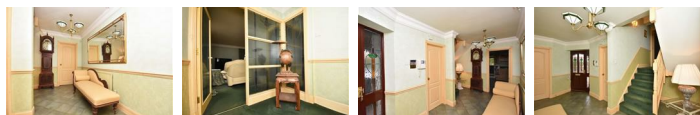
DETACHED 4 BEDROOM HOME with INCREDIBLE POTENTIAL in SPACIOUS PRIVATE PLOT in MAYALS. Located on the edge of Clyne Common with PRIVATE WRAP AROUND GARDENS, GENEROUS SWEEPING DRIVEWAY & DETACHED GARAGE.

Requiring modernisation, the property benefits from a UNIQUE LAYOUT, with a HUGE KITCHEN DINER & 2 FURTHER RECEPTION ROOMS, 2 EN-SUITE BATHROOMS & a FAMILY BATHROOM. Comprising GAS FIRED CENTRAL HEATING, DOUBLE GLAZED WINDOWS and PLENTY OF CHARACTER. The property is in BISHOPSTON COMPREHENSIVE CATCHMENT and would make the most beautiful FAMILY HOME or INVESTMENT PROPERTY.

RENOVATE & BUILD EQUITY FAST in this HIGHLY SOUGHT AFTER AREA! Call to view now!

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Entrance Hallway



Part glazed external door, tiled flooring, radiator & storage cupboard.

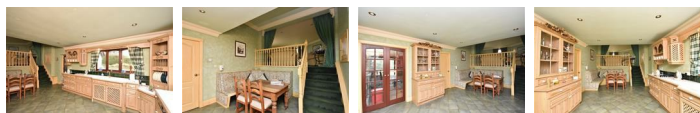
WC



Downstairs cloakroom comprising tiled flooring, double glazing sink & WC.

Kitchen Diner

22'4" x 12'4" (6.83 x 3.78)



Spacious & well equipped kitchen diner with a generous range of wall & base units, 1.5 bowl sink unit, integrated dishwasher, hob & extractor and cabinet mounted oven. Also features tiled flooring, dual aspect windows to the garden, door to the utility room and dining alcove with table & bench seating.

Utility Room

9'8" x 5'2" (2.95 x 1.60)



Part tiled utility room with gas fired boiler, space for appliances and part glazed back door to the garden.

Dining Room

20'2" x 6'11" (6.17 x 2.11)

Comprising radiator, double doors from the kitchen, dual aspect windows & door to the garden.

Living Room

19'5" x 19'1" (5.94 x 5.84)



Expansive raised living space with access from both the upper hallway and the kitchen diner. With dual aspect windows, two radiators, tv point, fitted carpet, and gorgeous oversized fireplace.

Bedroom One

18'2" x 10'2" widest (5.56 x 3.10 widest)



First of four double bedrooms with windows to the side aspect, radiator, fitted carpet and built in cupboard.

Bedroom Two

12'7" x 12'4" (3.84 x 3.76)

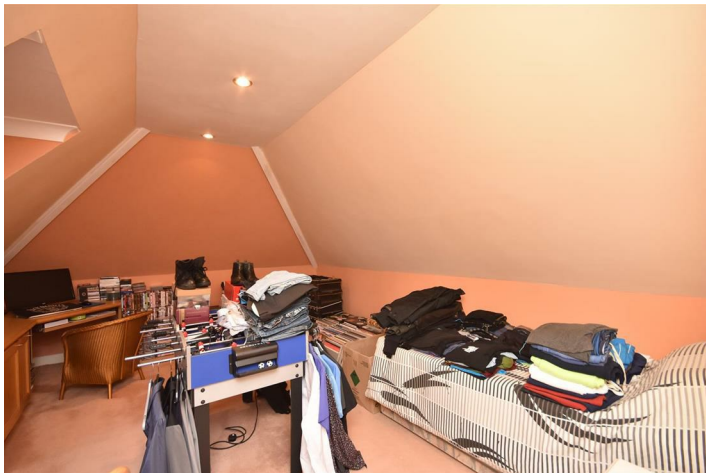
Comprising fitted carpet, windows to the rear aspect, built in wardrobe, radiator and door to the en-suite bathroom.

En-Suite to Bedroom Two

Three piece suite with radiator, extractor fan and window to the front aspect.

Bedroom Three

16'9" x 13'1" (5.11 x 3.99)



Comprising fitted carpet, radiator and windows to the front driveway aspect.

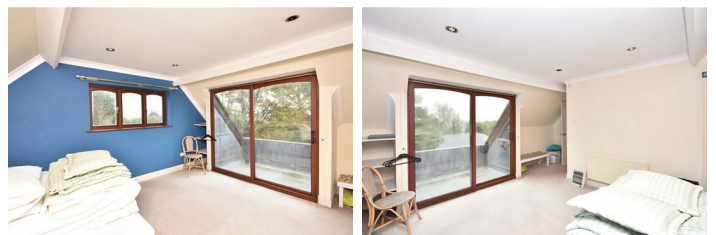
Family Bathroom



Part tiled featuring radiator, window, WC, sink unit & shower over bath.

Bedroom Four

14'9" x 11'5" (4.52 x 3.48)



Master bedroom with balcony, also featuring built in cupboards, radiator, windows to the side aspect and door to the en-suite.

En-Suite to Bedroom Four




Second well en-suite bathroom with bath, sink & WC.

External



The property is located in a generous private plot in a



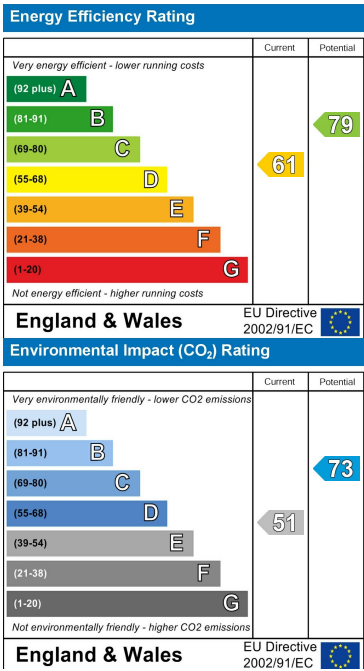
quiet no through road just off Mayals Road. Wrap around gardens are bordered with established hedges and offer a good deal of privacy. Plenty of parking is available in the gated driveway and there is also a detached garage.



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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