



6a Whitegates, Mayals, Swansea, SA3 5HW
Asking Price **£750,000**

Opportunity to purchase a spacious, detached, five bedroom property. Situated in a quiet cul de sac in the leafy suburbs of Mayals with partial sea views over Swansea Bay. The property is ideally situated to take advantage of all local amenities the area has to offer including the popular Clyne Gardens, Clyne golf club and links to the Gower. The property itself briefly comprises; wc, sitting room, lounge, family bathroom, five bedrooms with two benefitting from a Jack and Jill ensuite bathroom to the lower floor is a kitchen/family room. Externally is a driveway leading to garage with wrap around gardens and patio seating area's connecting the home beautifully. Viewing is recommended to appreciate the size and location.

EPC C

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Entrance

Enter via front door into:

Hallway

Open plan into Lounge. Covling to ceiling. Alarm system controls. Rooms off.

WC

Fitted with a two piece suite comprising wc and wash hand basin. Tiled walls and Tiled flooring. Double glazed frosted glass window to side. Radiator.

Sitting Room 17'10 x 15'06 (5.44m x 4.72m)

Enter via double doors. Three double glazed windows to front with partial sea views over Swansea bay. Covling to ceiling. Radiator.

Lounge 15'02 x 18'03 (4.62m x 5.56m)

Double glazed window to front. Covling to ceiling. Radiator. Open plan into further hallways.

Bedroom Four 10'03 x 11'03 (3.12m x 3.43m)

Double glazed window to rear. Covling to ceiling. Radiator.

Bedroom Five 10'03 x 10'09 (3.12m x 3.28m)

Double glazed window to rear. Covling to ceiling. Radiator.

Hallway

Access to loft space. Rooms off.

Utility Room 7'03 x 10'09 (2.21m x 3.28m)

Fitted with work surfaces with cupboards under. Stainless steel sink with drainer unit. Space and plumbing for washing machine. Space for tumble dryer. Gas central heating boiler. Tiled flooring. Built in cupboard with shelving. Covling to ceiling Radiator. Double glazed window to rear. Double glazed door to garden. Door into bedroom one.

Bathroom

Fitted with a five piece suite comprising: wash hand basin, wc, bath, shower cubicle with mains shower and bidet. Tiled walls. Tiled flooring. Wall mounted chrome heated towel rail. Frosted glass double glazed window to rear.

Bedroom One 17' x 13'02 (5.18m x 4.01m)

Double glazed windows to side and rear. Covling to ceiling. Radiator. Walk in wardrobe with hanging space and shelving.

Hallway

Stairs to lower floor. Two double glazed sliding doors leading to garden. Covling to ceiling. Radiator. Rooms off.

Bedroom Two 12'07 x 14'08 (3.84m x 4.47m)

Double glazed window to front. Covling to ceiling. Radiator. Door into Jack and Jill ensuite bathroom:

Jack and Jill Bathroom 7'01 x 14'07 (2.16m x 4.45m)

Fitted with a six piece suite comprising: duo wash hand basins, shower cubicle with mains shower, wc, bidet and bath. Two wall mounted heated towel rails. Tiled walls. Tiled flooring. Door to bedroom three.

Bedroom Three 13'11 x 18'02 (4.24m x 5.54m)

Double glazed bay window to front. Covling to ceiling. Radiator.

Stairs to lower floor

Door into:

Kitchen/Family Room 33'04 x 18'02 (10.16m x 5.54m)

Kitchen area is fitted with a range of wall and base units with work surfaces over, sink and drainer unit with mixer tap over, walls tiled to splash back. Space for range style oven/hob. Space for American style fridge/freezer. Door to under stairs walk-in cupboard. Tiled flooring. Radiator. Open plan into dining/breakfast area. Double glazed french doors to patio seating area. Double glazed sliding doors to front. Double glazed door to side. Radiator. Covling to ceiling, Tiled flooring.

Externally

Front

Driveway and garage, garden laid to lawn with access to rear. Steps leading to front door.

Rear

Private and enclosed wrap around gardens laid to lawn bordered with mature trees and shrubs with patio seating area's offering a perfect place to sit and relax or enjoy a spot of al fresco dining.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

