

Brynau, Mayals Road, Blackpill, Swansea, West Glamorgan, SA3



31 Mayals Road

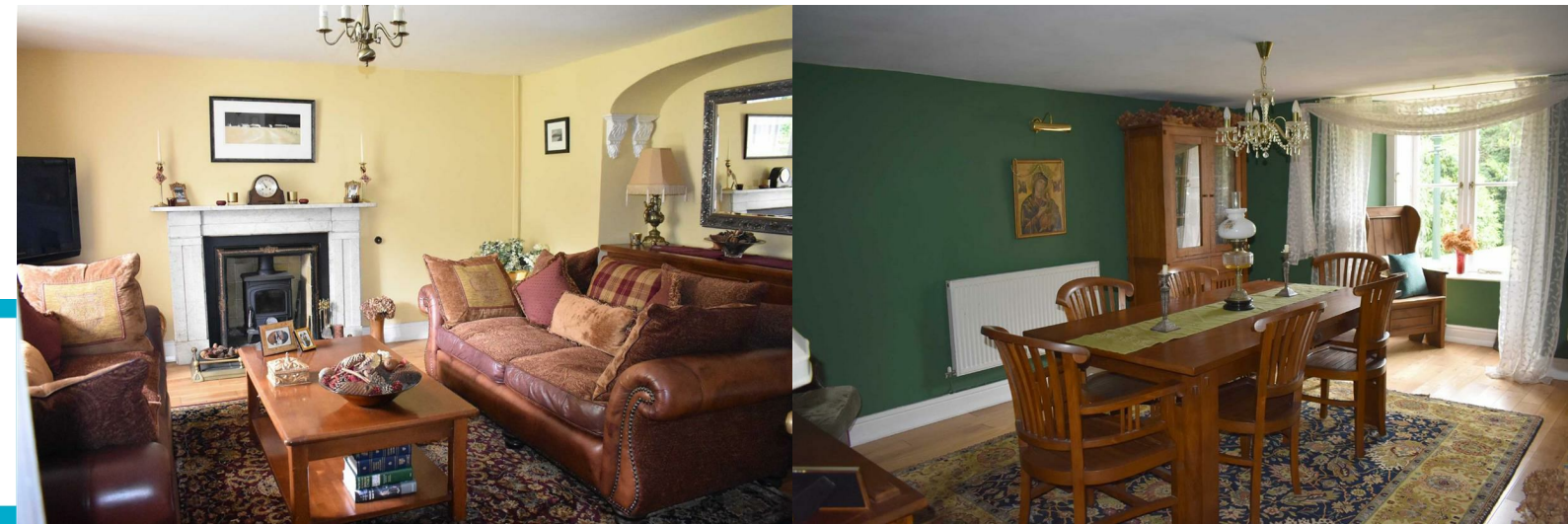
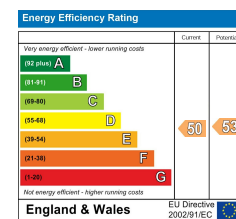
Mayals, Swansea, SA3 5BT

Offers In The Region Of £975,000



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EPC



## GENERAL INFORMATION

An opportunity to acquire a truly unique, spacious and characterful, detached five bedroom property. Beautifully presented and tastefully decorated. Situated in the desirable area of Mayals and just a short stroll to the charming Clyne Gardens. Grade II listed, this imposing and handsome family home dates back to 1795 period and was originally part of the Clyne Estate. It has many original features including: solid internal doors, fireplaces, wooden window shutters and servant buttons. The accommodation briefly comprises: entrance hallway, cloakroom, study, living room, sitting room, dining room, snug and kitchen. To the first floor is a family bathroom and five generous sized bedrooms - master benefiting from dressing area and en-suite facilities. Externally wrought iron gates lead to the driveway including double garage, raised lawn area surrounded with mature shrubbery. To the rear are charming lawned gardens and areas to sit, explore and enjoy, wrapped with mature colourful fragrant plants and shrubbery giving the feeling of privacy. Viewing is recommended to appreciate the standard of living and individual residence on offer. EPC E



## FULL DESCRIPTION

### Entrance

Enter via wooden door into:

### Porch

Two frosted glazed windows to front. Arch into:

### Hallway

15.85 x 1.22 (52'0" x 4'0")

Real wood flooring. Under stairs storage. Radiator. Windows with shutters. Doors to:

### Cloakroom

Frosted window to side. Comprising low level W.C and pedestal wash hand basin.

### Study

Window to front. Radiator.

### Lounge

6.76 x 4.19 (22'2" x 13'9")

Full length windows to rear provide plenty of natural light and coupled with the high ceilings give this spacious room a bright and airy feel. A gas wood burning style fire is a charming feature. Wooden flooring. Original coving.

### Snug

5.03 x 3.48 (16'6" x 11'5")

Window to rear. Charming wood burning stove. Radiator. Door to storage area which has a window to front.

### Kitchen

5.51 x 4.60 (18'1" x 15'1")

Two windows to front and one to rear. Fitted with a range of wall, base and drawer units with complementary granite work surfaces over incorporating Belfast sink with

mixer tap. Space for range cooker and fridge/freezer. Gas fire flue. Radiator. Tiled flooring.

### Further Hallway

Original door to rear. Stairs to first floor. Radiator. Doors to:

### Sitting Room

4.52 x 4.45 (14'10" x 14'7")

Window with wooden shutters to rear. Feature fireplace housing wood burning stove. Radiator. Wooden flooring.

### Dining Room

4.85 x 3.66 (15'11" x 12'0")

Window with wooden shutters to rear. Original ornate fireplace. Space to accommodate large dining table. Radiator. Wooden flooring.

### First Floor

#### Landing

Original staircase. Steps up to hallway with window to front. Storage cupboard. Radiator. Doors to:

#### Bathroom

4.32 x 2.51 (14'2" x 8'3")

Frosted glazed window to side. Four piece suite comprising W.C, pedestal wash hand basin, free standing bath and separate shower cubicle. Radiator with towel rail. Fully tiled walls and flooring.

#### Bedroom One

5.21 x 3.68 (17'1" x 12'1")

Windows to side and rear. Radiator. Arch through to:

### Dressing Area

2.79 x 2.29 (9'2" x 7'6")

Frosted glazed window to side. Radiator. Door to:

### En-suite

2.49 x 2.24 (8'2" x 7'4")

Frosted glazed window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and bath. Fully tiled walls and flooring.

### Bedroom Two

5.51 x 4.55 (18'1" x 14'11")

Windows to front and rear. Radiator. Wooden flooring.

### Bedroom Five

3.23 x 3.00 (10'7" x 9'10")

Window to rear. Original fireplace. Radiator. Wooden flooring.

### Further Hallway.

Window to front and small window to side. Radiator. Access to attic via hatch. Wooden flooring. Door to:

### Bedroom Three

3.78 x 3.33 (12'5" x 10'11")

Window to rear. Original fireplace. Radiator.

### Step Down



### Bedroom Four

4.22 x 3.56 (13'10" x 11'8")

Window to front along with small window to side and skylight to rear. Radiator.

### External

#### Front

Wrought iron gates into large driveway leading to double garage providing ample off road parking.

#### Rear

Wrapping around from the side to the rear are charming lawned gardens. The garden contains a variety of mature colourful fragrant plants and shrubbery. A patio terrace to the side of the property is the perfect setting for a spot of al-fresco dining or equally to enjoy some out door entertaining.

### Tenure

Freehold