



Gower Court, Mayals, Swansea, West Glamorgan SA3 5HU

- Beautiful Five Bedroom House
- Countryside Views
- Detached Property
- Main Bedroom with Dressing Room
- Bathroom & En Suites
- Enclosed Rear Garden
- Gas Central Heating
- Bishopston Comprehensive School Catchment
- Integral Single Garage & Driveway

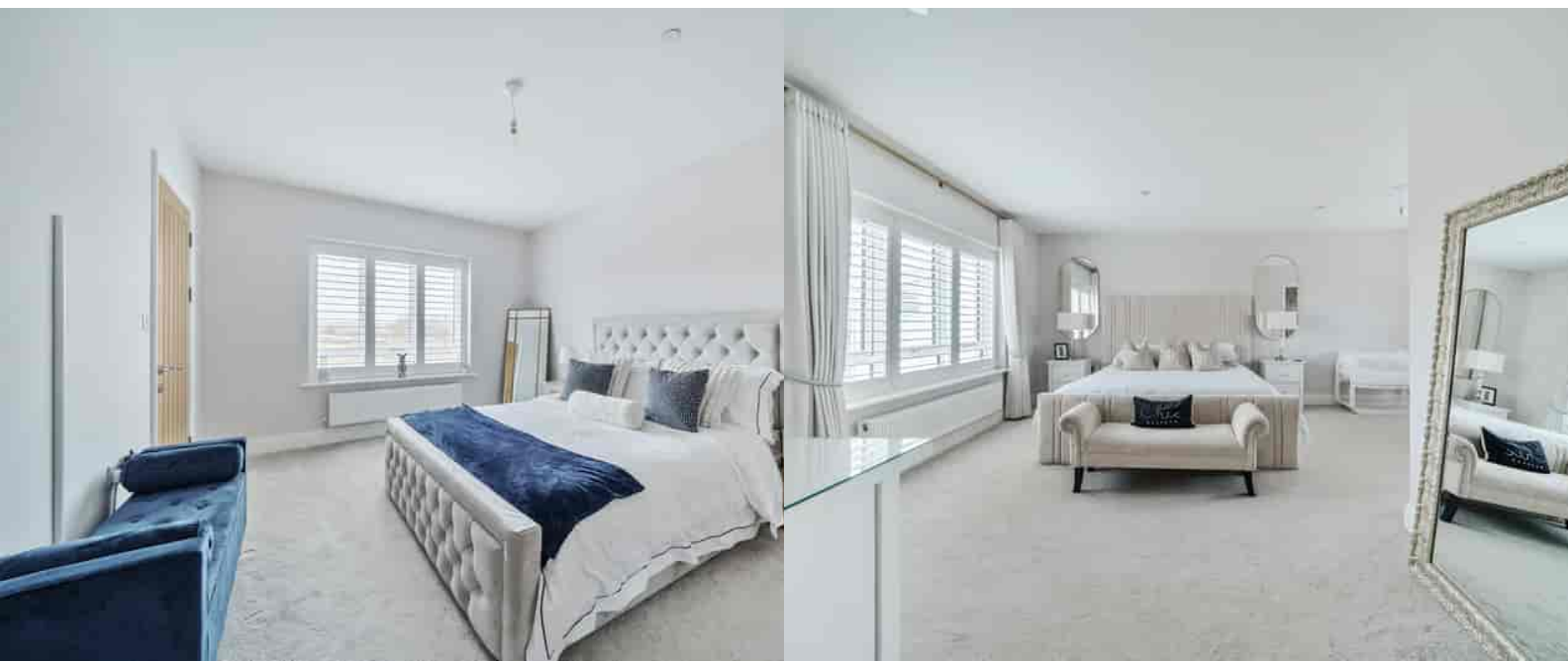


PROPERTY DESCRIPTION

Bay are delighted to offer for sale this highly impressive, detached, five bedroom family home. Beautifully appointed with quality fittings, considered design and finished to a high standard throughout. The property is a modern build and situated in a popular area, overlooking Clyne Common and in close proximity to the beautiful botanical Clyne Gardens.

Situated at the gateway to the Gower, this contemporary home comprises an entrance hallway leading to a modern living room/kitchen area with central island breakfast bar and integrated appliances. Three sets of patio doors from the living room open out onto a patio area, overlooking the laid to lawn rear garden. Off the kitchen there is a utility room plumbed for washing machine, tumble dryer and access to the adjoining garage. Completing the ground floor, there is a WC and a second spacious reception room with doors to garden.

Upstairs there are five double bedrooms, two stylish en suite shower rooms and the main bedroom with dressing room area, complete with fitted mirrored wardrobes. There is also a separate family bathroom. Benefits include ample driveway parking, adjoining garage, pleasant rear garden with laid to lawn and paved area. Bucolic views from the rear of the property over Clyne Common. A modern interior with polished stone flooring, fitted carpets and white interior window shutters. Gas central heating. Council tax: Band G. Freehold. 360 degree virtual tour available!



ROOM DESCRIPTIONS

Hallway

Marble effect gloss tiled flooring. Two ceiling light fittings. Composite entrance door in porchway with white uPVC surround double glazed windows either side. Internal louvred window shutters. Two radiators. Security alarm panel. Carpeted staircase to first floor. Doors leading to:-

Sitting Room

3.313m x 6.768m (10' 10" x 22' 2") [Measurements taken to furthest point of room]
Fitted carpet. Two ceiling light fittings. Two radiators. White uPVC surround double glazed French doors leading to rear garden. Three white uPVC surround double glazed windows with louvred white internal shutters.

WC

Tiled flooring. Ceiling light fitting. White wash hand basin in vanity unit with mixer tap. Low level WC with button flush. Fully tiled walls. Radiator.

Living Room Area

5.637m x 5.912m (18' 6" x 19' 5") [Measurements taken to furthest point of room to include kitchen]
Open-plan living room and kitchen area with tiled marble effect gloss flooring throughout. Three ceiling light fittings in the living room area. Three white uPVC surround double glazed French doors leading to rear patio and garden (two picture windows either side of central Franchi doors). Two Radiators. Power points.

Kitchen Area

Recessed ceiling spotlights and in-built stainless steel extractor in suspended ceiling. A range of wall and base units with granite work surface, downlighter spotlights, and central island with breakfast bar, induction hob and utensil drawers. Inset stainless steel sink and drainer. with mixer tap Integrated fridge/freezer, electric oven and grill, and dishwasher. Radiator. Power points. Two white uPVC surround double glazed windows to front with white louvred internal shutters.

Utility Room

1.678m x 2.080m (5' 6" x 6' 10") [Measurements taken to furthest point of room]
Marble effect gloss rile flooring. Wall and base units, incorporating stainless steel sink and drainer unit with mixer tap. Plumbed for washing machine and washer/dryer. Ceiling light fitting. Radiator. White uPVC surround double glazed door to rear garden. Hardwood door to integral garage. Power points.

First Floor Landing

Fitted carpet. Two ceiling light fittings. Radiator. Hatch to attic space. White uPVC surround double glazed window to front with white louvred internal shutters. Staircase with hardwood banister and plate glass panelling. Airing cupboard, housing water tank.

Dressing Room (accessing main bedroom)

2.329m x 2.095m (7' 8" x 6' 10") [Measurements taken to furthest point of room and into wardrobe space]
Fitted carpet. Recessed ceiling spotlights. In-built wardrobes with mirrored panelling to both sides.

Main Bedroom

4.821m x 5.839m (15' 10" x 19' 2") [Measurements taken to furthest point of room to include en suite, excluding dressing room]
Fitted carpet. Two ceiling light fittings. Two radiators. White uPVC surround double glazed window to rear, overlooking rear garden and surrounding countryside., and window to front with white louvred internal shutters. Door leading to en suite shower room. Power points.

En suite

2.325m x 1.691m (7' 8" x 5' 7") [Measurements taken to furthest point of room]
Tiled flooring. Fully tiled walls. Recessed ceiling spotlights. White wash hand basin in vanity unit with mixer tap. Low level WC with button flush. Shower enclosure with sliding glass door, rainfall shower and shower attachment. Heated towel rail. White uPVC surround double glazed window with white louvred internal shutters. Extractor fan.

Bedroom 2

3.311m x 4.18m (10' 10" x 13' 9") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window to rear, overlooking rear garden and surrounding countryside with white louvred internal shutters. Door leading to en suite shower room. Power points.

En suite

2.53m x 1.609m (8' 4" x 5' 3") [Measurements taken to furthest point of room]
Tiled flooring. Fully tiled walls. Recessed ceiling spotlights. White wash hand basin in vanity unit with mixer tap. Low level WC with button flush. Shower enclosure with sliding glass door, rainfall shower and shower attachment. Heated towel rail. White uPVC surround double glazed window with white louvred internal shutters. Extractor fan.

Bedroom 3

3.360m x 3.528m (11' 0" x 11' 7") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window to rear, overlooking rear garden and surrounding countryside with white louvred internal shutters. Fitted wardrobe unit. Feature wall panelling. Power points.

Bedroom 4

3.324m x 2.976m (10' 11" x 9' 9") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window to front with white louvred internal shutters. Power points.

Bedroom 5

2.952m x 3.297m (9' 8" x 10' 10") [Measurements taken to furthest point of room and into wardrobe space]
Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window to front with white louvred internal shutters. Power points. Built-in surround wardrobes with mirrored panelling.

Bathroom

2.053m x 2.132m (6' 9" x 7' 0") [Measurements taken to furthest point of room]
Tiled flooring. Fully tiled walls. Recessed ceiling spotlights. White wash hand basin in vanity unit with mixer tap. Low level WC with button flush. bath with central taps and shower attachment. Heated towel rail. White uPVC surround double glazed window. Extractor fan.

Integral Single Garage

Strip ceiling light fitting. Retractable garage door. Wall mounted boiler. White uPVC surround double glazed door to rear garden.

External

2.833m x 5.872m (9' 4" x 19' 3") [Measurements taken to furthest point of room]
Paved pathway and lawned area to front with paved driveway to garage. Enclosed lawned garden with patio area to rear and side with side access gates.

Tenure & Council Tax

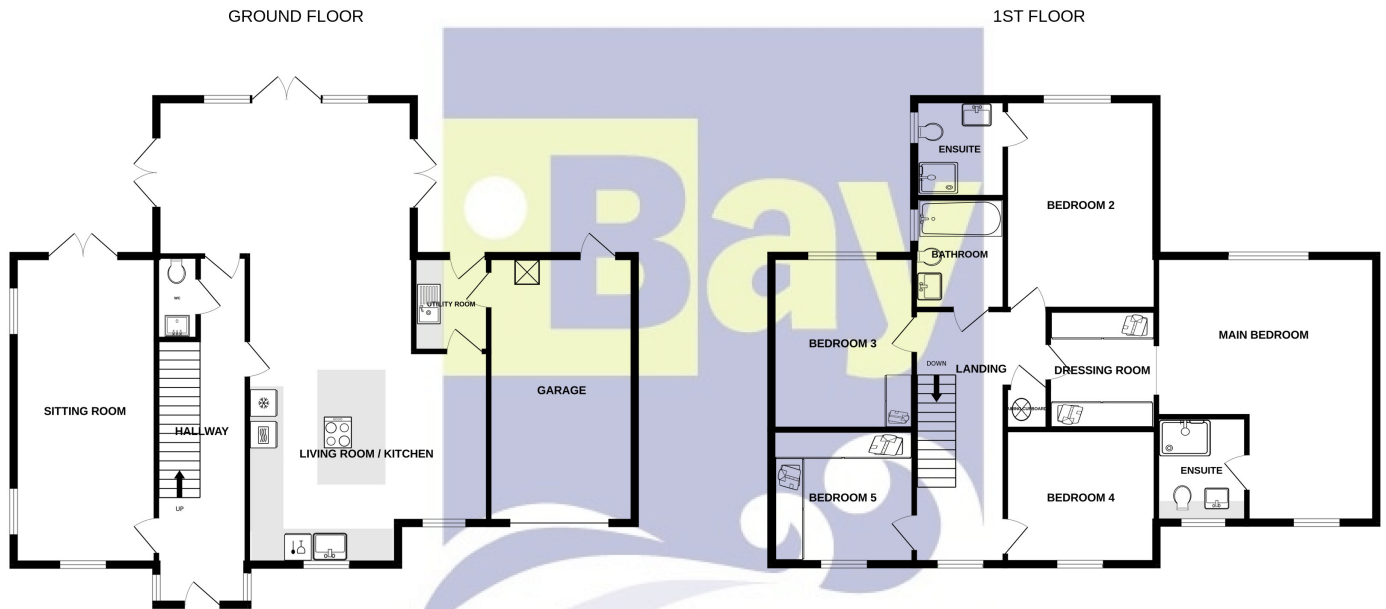
Council Tax: Band G.
Tenure: Freehold

Disclaimer

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FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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