

FOR SALE

£160,000 Leasehold



Clyne Close, Mayals, Swansea, West Glamorgan SA3 5HL

- Two Bedroom Apartment
- Ground Floor
- Gas Central Heating
- Bathroom with bath & shower enclosure



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale this ground floor, two bedroom apartment with private entrance.

Situated in the highly sought-after area of Mayals, the property briefly comprises an entrance hallway leading to a living room, two well-appointed bedrooms with built-in storage cupboards, a fitted kitchen with door to rear of the property, and a bathroom with bath and separate shower enclosure. Externally, the property enjoys a well-maintained communal garden. Its position within Clyne Close offers a peaceful setting while remaining within reach of local amenities, excellent schools, and the stunning coastline of the Gower Peninsula. This property represents an ideal purchase for a range of buyers, including professionals, downsizers, or those seeking a secure and low-maintenance home in a prime location. Gas central heating. Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

Street parking is available to the front (please refer to Swansea City Council regarding permit purchase). Virtual tour available. Viewing is highly recommended! At time of publication:

Leasehold: 122 years remaining (Term: from 29th September 2003 to 26th September 2148).
Ground Rent: £150 p.a. Service Charge: Most recent six-monthly statement - £107.86 for garden & property maintenance and stairwell lighting. Annual insurance £210.75. Council Tax: Band E.
EPC Rating: C.



ROOM DESCRIPTIONS

Hallway

White uPVC surround double glazed entrance door with privacy glass. Hardwood effect laminate flooring. Ceiling light fitting. Doors leading to:-

Living Room

3.461m x 3.808m (11' 4" x 12' 6") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. White uPVC surround double glazed window to front. Radiator. Ceiling light fitting.

Kitchen

2.808m x 3.804m (9' 3" x 12' 6") [L-shaped.

Measurements taken to furthest point of room]

Tiled flooring. White uPVC surround double glazed window and door to rear exterior. Radiator. Ceiling light fitting. A range of wall and base units, incorporating a laminate work surface with inset stainless steel sink and a half bowl and drainer units, electric oven, gas-fired 4-ring hob and stainless steel extractor hood. Plumbed for washing machine. Space for fridge/freezer. Wall mounted Ideal combi boiler. Electricity consumer unit. Partial splash-back wall tiling.

Bedroom 1

4.159m x 2.745m (13' 8" x 9' 0") [Measurements taken to furthest point of room and into cupboard space]

Hardwood effect laminate flooring. White uPVC surround double glazed window to front. Radiator. Ceiling light fitting. Door to storage cupboard.

Bedroom 2

3.836m x 3.957m (12' 7" x 13' 0") [Measurements taken to furthest point of room and into storage cupboard]

Hardwood effect laminate flooring. White uPVC surround double glazed window to rear. Radiator. Ceiling light fitting. Door to storage cupboard.

Bathroom

1.682m x 2.513m (5' 6" x 8' 3") [Measurements taken to

furthest point of room]

Tiled flooring. White uPVC surround double glazed window to rear with privacy glass. Heated towel rail..

Ceiling light fitting. Four piece suite comprising, panelled bath, pedestal wash hand basin, low level WC and separate shower enclosure with Triton electric shower. Splash-back wall tiling.

External

Communal garden to rear.

Tenure & Utilities (as of March 2026)

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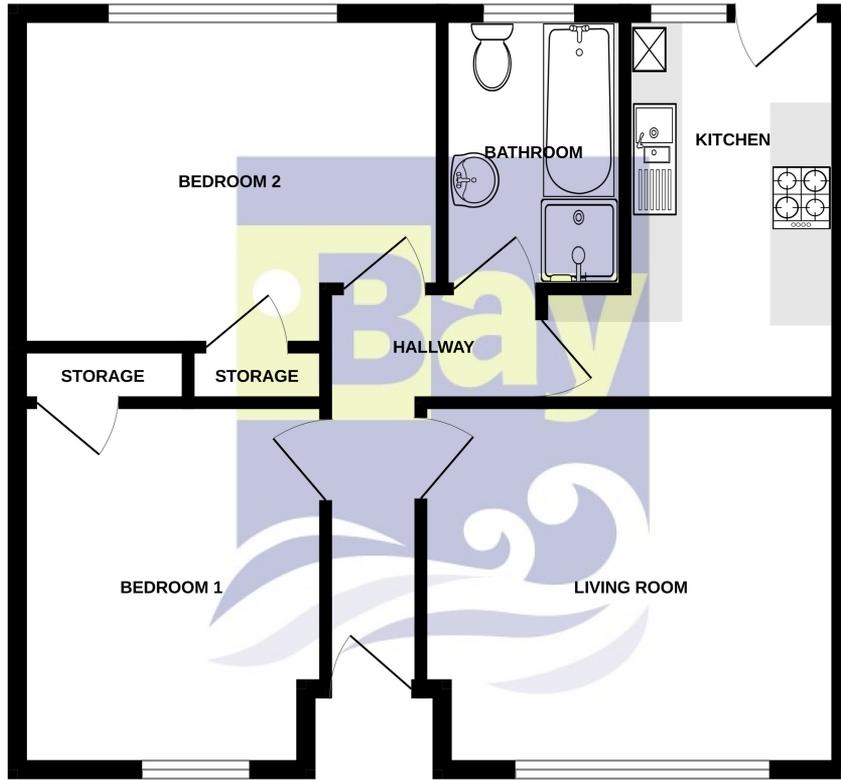
Disclaimer

All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.





GROUND FLOOR



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		
(81-91)	B		
(69-80)	C	70	76
(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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