



St. Catwg Walk, offers over £450,000

- Five Bedroom Detached Family Home
- Double Length Driveway and Garage
- Two Reception Rooms
- EPC: G / Council Tax: G
- Highly Sought After Property in The Mayals
- Directly opposite Clyne Gardens and Close to Mumbles, Langland Bay and Gower Coastline



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About the property

Occupying a desirable position within a no-through road within the ever-popular Mayals area of Swansea, this impressive five-bedroom family residence provides spacious and flexible living accommodation across three floors and offers an exciting opportunity for buyers to modernise and personalise to their own tastes.

The ground floor comprises a welcoming entrance hall leading to two generous reception rooms, ideal for both formal entertaining and everyday family living. A separate dining room provides the perfect setting for family meals and social gatherings, whilst the kitchen is complemented by a practical utility room and a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms together with a family bathroom, offering ample space for a growing family. The second floor hosts a fifth bedroom, creating an ideal guest suite, teenager's retreat, home office or hobby room.

Externally, the property enjoys front and rear gardens, providing plenty of space for outdoor enjoyment, alongside a private driveway.

St Catwg Walk is situated within the sought-after Mayals community.

An AML fee of £80 (including VAT) is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Accommodation

Reception Room 1

20' 9" x 12' 1" (6.32m x 3.68m)

Reception Room 2

18' 8" x 11' 5" (5.69m x 3.48m)

Dining Room

11' 10" x 11' 3" (3.61m x 3.43m)

Utility

13' 2" x 8' 1" (4.01m x 2.46m)

Garage

22' 5" x 8' 1" (6.83m x 2.46m)

Wc

Kitchen

Bedroom 1

13' 7" x 10' 8" (4.14m x 3.25m)

Bedroom 2

12' 2" x 6' 10" (3.71m x 2.08m)

Bedroom 3

11' 3" x 10' 4" (3.43m x 3.15m)

Bedroom 4

11' x 8' 1" (3.35m x 2.46m)

Bathroom

Bedroom 5

17' 7" x 8' 2" (5.36m x 2.49m)

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Floorplan



Total floor area 203.4 m² (2,189 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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