



32 Green Close, Mayals, Swansea, SA3 5DW

£420,000

- Attractive & Spacious Semi-Detached Family Home
- Within Easy Reach of Beautiful Gardens & Swansea Bay
- Bay-Windowed Lounge
- Fitted Kitchen/Breakfast Room
- Ample Off-Road Parking & Garage
- Popular & Convenient Residential Location
- Versatile & Generously Proportioned Accommodation
- Dining Room Opening into Conservatory
- Four Bedrooms & Two Bathrooms
- Large Established Rear Garden with Specimen Trees & Shrubs

32 Green Close, Swansea SA3 5DW

An attractive and spacious semi-detached house pleasantly situated within a popular residential area, conveniently located within a short distance of beautiful gardens, local amenities and the magnificent Swansea Bay coastline.

The property offers generous and versatile accommodation, ideally suited to family living, and briefly comprises: Reception Hall; Cloakroom; attractive Bay-Windowed Lounge; Dining Room opening into a Conservatory overlooking the rear garden; well-appointed Fitted Kitchen/Breakfast Room; Four Bedrooms and Two Bathrooms.

The property benefits from uPVC double glazing and mains gas central heating.

Externally, there is ample off-road parking together with a Garage, whilst a particular feature of the property is the large and established rear garden, complemented by an attractive variety of specimen trees and shrubs and providing an excellent setting for outdoor living and entertaining.

A spacious and versatile family home in a sought-after location within easy reach of Swansea Bay.

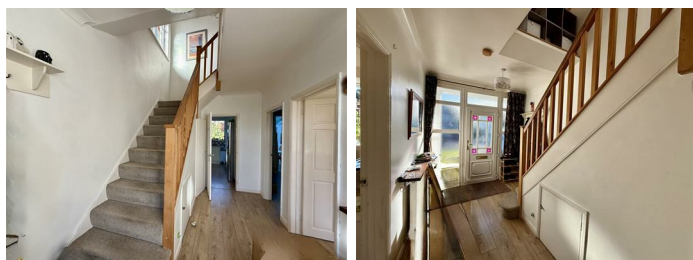
Full details coming shortly — viewing is highly recommended. Book your viewing today.



Council Tax Band: F



RECEPTION HALL



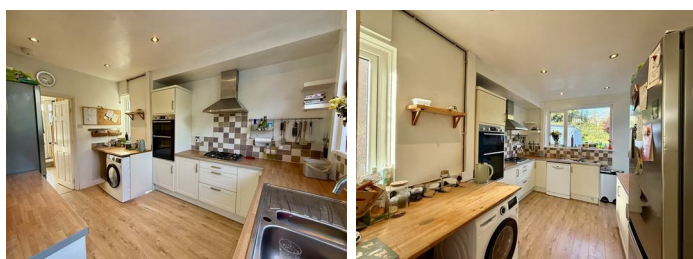
Stairs to first floor. Wood effect floor. Attractive entrance door with glazed side panels. Radiator.

CLOAKROOM



Low level WC. Hand basin with mixer tap. Wood effect floor. Radiator.

KITCHEN/BREAKFAST ROOM



1 1/2 bowl stainless steel sink unit with chrome mixer tap. Plumbed for dishwasher and automatic washing machine. Neff 4 ring gas hob and extractor above. Bosch double oven. Fitted range base and wall cupboards. Wood block effect work-surface. Wood effect floor.

CONSERVATORY



Wood effect floor. Wall lights and heater. French doors to patio.

DINING ROOM



Wood effect floor. Radiator.

LOUNGE



Wood effect floor. Wall lights. Radiator.

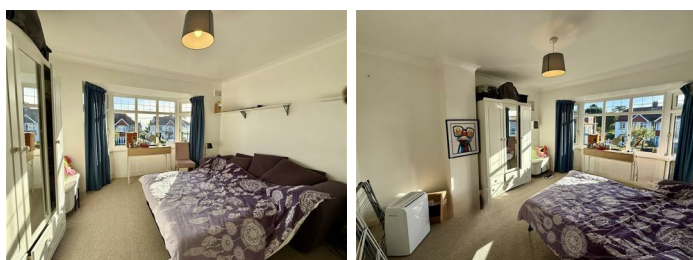
FIRST FLOOR

LANDING



Stairs to attic bedroom. Attractive leaded glazed hall window.

BEDROOM



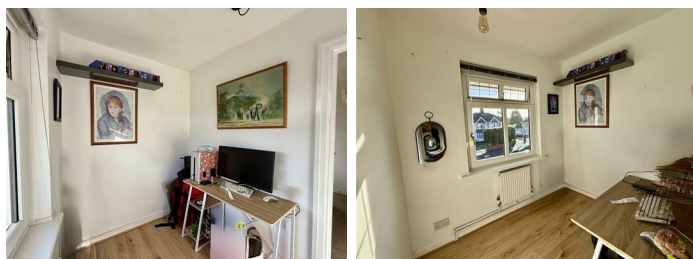
Bay window to front elevation. Radiator.

BEDROOM



Radiator

BEDROOM



Wood effect floor. Radiator.

BATHROOM



Panelled bath with chrome mixer tap. Pedestal hand basin with chrome mixer tap and tiled surround. Shower in tiled and glazed cubicle. Low level WC. Vanity light and socket. Part tiled walls. Tiled effect floor. Built in cupboard with Worcester gas boiler that serves the heating requirements.

ATTIC ROOM



Ceiling skylight. Built in wardrobes and eaves store cupboards. Oak floor. Radiator

BATHROOM



Panelled with shower and glazed screen and tiled surround. Ceiling skylight and downlighting. Pedestal hand basin with mixer tap. Low level WC. Oak floor. Chrome towel heater

OUTSIDE



To the front of the house is an attractive garden area alongside which there is a spacious driveway leading to the garage as well as providing ample parking.

GARAGE



With up and over door.

REAR GARDEN



An attractive garden with lawn patio areas around which there are many specimen trees and shrubs

SERVICES



We understand that the property is connected to all mains services.

TENURE AND POSSESSION



Jonathan Morgan 07989 296883

We are advised that the property is freehold and vacant possession will be given on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** A photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

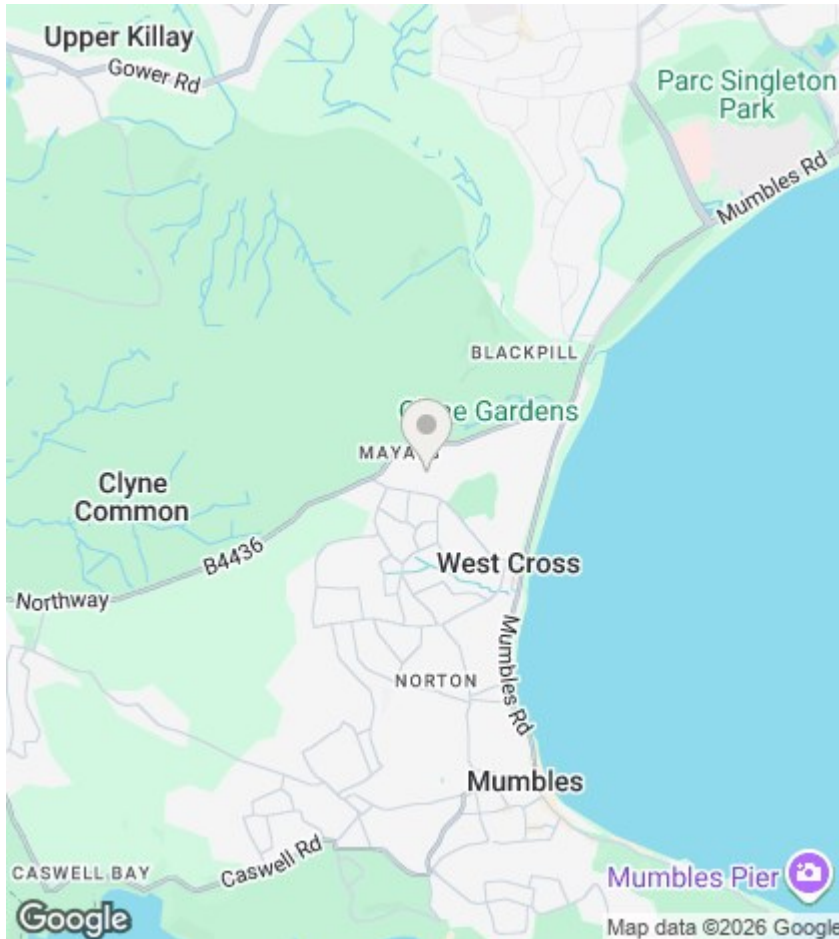
By appointment with Morgan Carpenter 01558 821269

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OUT OF HOURS CONTACT





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL: 134 m²
 Ground floor: 63 m², 1st floor: 50 m², 2nd floor: 21 m²
 EXCLUDED AREAS: OPEN TO BELOW: 0 m², WALLS: 11 m²