



**44 Southerndown Avenue,  
Mayals, Swansea SA3 5EL**

**Offers in the region of £424,995**

Five Bedroom Family Home  
Versatile Property  
Enclosed Rear Garden  
EER tbc

**KJ/DT/76610/240920**

**DESCRIPTION**

An incredibly spacious five bedroom family home located in a quiet cul-de-sac location.

The property benefits from a versatile set up accommodating most family situations with the addition of an integral garage and off road parking. The property has a spacious kitchen and two bathrooms and with large windows in the down stairs rooms the accommodation is very bright and full of natural light.

The rear garden is private and very well maintained. Southerndown Avenue is an attractive cul-de-sac in the Mayals which benefits from easy access into Mumbles and Swansea, the seafront promenade and Clyne Gardens. Also the property is within the catchment of Bishopston School.

**ENTRANCE LOBBY**

Enter via double glazed door, glazed door with side panels into:

**HALLWAY**

Doors to lounge, kitchen and cloakroom, stairs to first floor.

**LOUNGE**

Double glazed window to front, gas fire with decorative surround, coved ceiling, doors to dining room.

**KITCHEN**

A range of base and eye level units, roll top work surface incorporating a stainless steel sink and drainer, double glazed window to rear, double glazed door to side.

**DINING ROOM**

Large double glazed window to rear, radiator, door to further:

**RECEPTION ROOM TWO**

Double glazed patio doors to rear, radiator, door to utility room.

**CLOAKROOM**

Wash hand basin, low level WC, radiator.

**FIRST FLOOR LANDING**

Double glazed window to side, door to storage cupboard, loft access, radiator, doors to:

**BEDROOM ONE**

Double glazed window to rear, radiator.

**DRESSING ROOM**

Skylight to ceiling, entrance to:

**EN-SUITE BATHROOM**

Obscure double glazed window to rear, panel bath with shower over, low level WC, wash hand basin, heated towel rail.

**BEDROOM TWO**

Double glazed window to front, radiator.

**BEDROOM THREE**

Double glazed window to front, radiator.

**BEDROOM FOUR**

Double glazed window to front, radiator.

**BEDROOM FIVE**

Double glazed window to rear, radiator.

**BATHROOM**

Panel bath with shower over, low level WC, wash hand basin, towel rail.

**EXTERNALLY**

To the front of the property there is a driveway

providing parkway for 2 cars which leads to the **INTEGRAL GARAGE** with side access to the rear. To the rear there is a raised decked area with steps down to a lawn area and a **GARDEN SHED**.

**SERVICES**

We are advised mains services are connected.

**VIEWING**

By appointment with the selling Agents on 01792 360060 or e-mail [mumbles@johnfrancis.co.uk](mailto:mumbles@johnfrancis.co.uk)

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our Branch in Newton Road, continue towards the foreshore. At the traffic lights in Blackpill take a left turn on to Mayals Road. Proceed to the top of Mayals Road, which is approximately quarter of a mile and turn right into Westport Avenue and immediately left into Owls Lodge Lane and then right into Southerndown Avenue and the property can be found on the right hand side.