

50 Southerndown Avenue, Mayals

Offers Over £450,000

3 1 1



Quote reference DS1317 when enquiring.

A beautifully maintained three-bedroom detached home, presented in excellent condition and offering immediate comfort as well as exciting future potential. The property benefits from approved planning permission to be transformed into a five-bedroom residence, complete with a principal suite featuring an en-suite bathroom, walk-in wardrobe, spa, and private pool providing the opportunity to create a truly bespoke family home of distinction.

The location of this property is perfectly suited to family living. Southerndown Avenue enjoys a peaceful and welcoming residential atmosphere while being ideally placed for everyday

convenience. Highly regarded local schools, including Bishopston Comprehensive, are within easy reach, supporting children's education from an early age, while nearby Clyne Gardens and community amenities provide a safe and active environment for all ages. Just a short drive away, the award-winning beaches and scenic coastal walks of the Gower Peninsula, the UK's first area of outstanding natural beauty, offer an unrivalled setting for family days out, whether enjoying the sand and sea, exploring nature, or making the most of the outdoors together. Local shops, cafés, and services are close at hand with West Cross and Mumbles a short distance away, ensuring daily life is well catered for, while excellent transport links provide quick and easy access into Swansea city centre and beyond.

Together, the quality of the home, the scope for high-end development, and the exceptional family-friendly setting make this property on Southerndown Avenue a rare and valuable opportunity in one of Swansea's most desirable locations.

Entrance Hallway:

Kitchen/Dining & Living: 7.33m max x 6.68m max (24'1ft x 21'11ft)

Cloaks:

Landing:

Bedroom One: 3.94m x 3.55m (12'11ft x 11'8ft)

Bedroom Two: 3.94m x 3.02m (12'11ft x 9'11ft)

Bedroom Three: 3.27m x 2.62m (10'9ft x 8'7ft)

Bathroom:

Garage: 5.40m x 2.80m (17'9ft x 9'2ft)

External:

The gardens at this home are both practical and full of potential. To the front, a private driveway leads to a single garage, providing convenient off-road parking. Gated side access opens to the rear, where an enclosed garden offers a secure and private outdoor space. Already in place to the side garden is a heavy duty hot tub base and outdoor shower, an ideal addition when needing to shower man's best friend or after having a relaxing evening under the bubbles. Notably, the property benefits from approved planning permission for a substantial extension, which would transform the current three-bedroom home into a luxurious five-bedroom residence, complete with a pool and spa, making the garden not only a tranquil retreat but also an exciting opportunity for future development.

Viewings:

Prior to viewing: We encourage you to explore all marketing materials provided. Examine the floorplan, dimensions, video, and map. If possible, we also suggest driving by the property or using Google Street View to ensure the property and area match your wants and needs. Some of our clients may ask that only proceedable buyers, those who are under offer or have no related sale, request viewings. If you'd prefer a more modern approach, we also offer virtual viewings. Just let us know if that works better for you!

Property Information:

All measurements, floorplans, and land plans are there to give a broad view, and are approximate. While we've done our best to make sure everything is accurate, we recommend double-checking the details with your solicitor. We haven't tested any of the services or appliances, therefore we cannot guarantee they're in working order. The photos are for marketing purposes only, please don't assume that everything you see is included with the property. Some fixtures and fittings may also be available by separate negotiation. We're committed to ensuring you have all the information needed to make an informed decision when buying a property. However, it's essential that all details are verified by your solicitor, and everything we've provided is given in good faith, based on information from the Land Registry and our sellers.

Services:

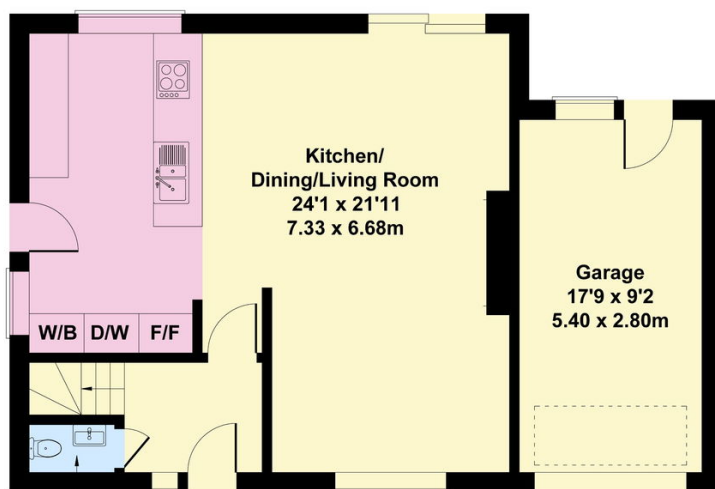
From time to time, we might recommend third-party services such as mortgages, legal advice, or surveys. In most cases, we don't get any financial incentives for doing this, but there may be a few instances where we do. Rest assured, anyone using a recommended provider won't receive preferential treatment and it won't affect their position or priority over other interested buyers. Their choice is always their own.

Key Features

- Quote reference DS1317 when enquiring.
- Detached three bedroom home
- Approved planning to extend
- No Chain
- Larger than average rear garden
- Desirable postcode
- Bishopston School Catchment
- Walking distance to Clyne Gardens & Swansea Bay Beachfront
- Great for commuting in and out of Swansea
- Easy access to the Award-winning beaches and coastal paths of the Gower Peninsula

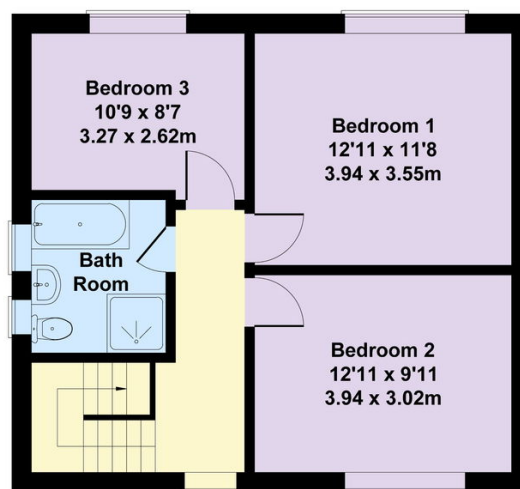
Southerndown Avenue, Mayals, Swansea, SA3 5EL

Approximate Gross Internal Area
1238 sq ft - 115 sq m



Cloak
Room

GROUND FLOOR



FIRST FLOOR

For Illustrative Purposes Only.