

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

Offers Over £425,000

3 1 1



Quote reference DS1317 when enquiring.

A beautifully presented detached three bedroom home situated in a sought-after location, offering both comfort and excellent potential. The property is in great condition throughout, making it an ideal move-in-ready residence and with ample parking and a larger than average sized garden to the rear, it's a sure winner for families looking to solidify their footprint in the local area.

In addition to its current charm, the home benefits from approved planning permission to be transformed into a luxurious five bedroom detached property. The proposed plans include a

spacious principal suite with en-suite, walk-in wardrobe, and access to a private spa and pool, creating a truly exceptional living space.

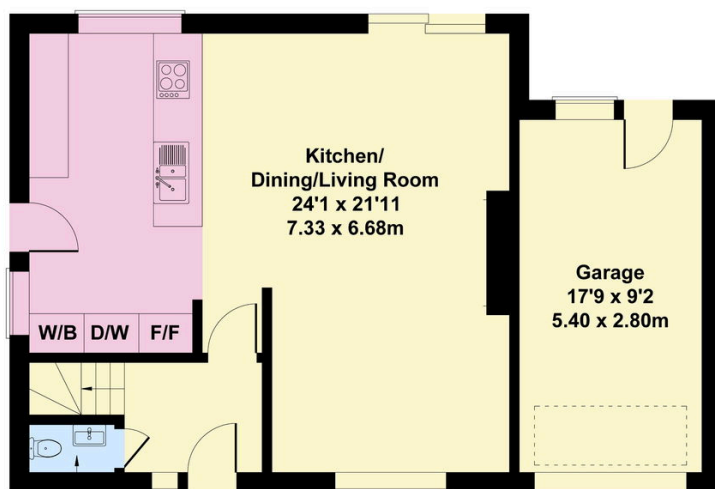
This unique combination of a well-maintained home with the opportunity for a high-end development makes this property in Mayals a rare and exciting opportunity for discerning buyers.

## 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

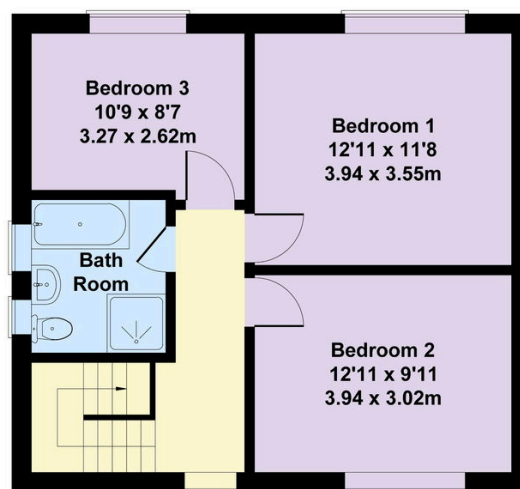
## Southerndown Avenue, Mayals, Swansea, SA3 5EL

Approximate Gross Internal Area  
1238 sq ft - 115 sq m



Cloak  
Room

GROUND FLOOR



FIRST FLOOR

For Illustrative Purposes Only.