



34 Southerndown Avenue, Mayals, Swansea, City & County Of Swansea, SA3 5EL

£450,000

Nestled within the highly coveted Southerndown Avenue, Mayals, this four-bedroom detached family home embodies the epitome of comfortable and stylish living. Elegantly positioned on a generous plot, this residence offers an array of versatile spaces both indoors and outdoors, making it the perfect haven for a growing family.

Ground Floor:

Upon entering the property, you are greeted by a spacious and inviting ambiance. The ground floor boasts a large lounge/dining room, providing an open and airy atmosphere for family gatherings and entertaining. Adjacent to the lounge, you'll discover a charming conservatory, allowing you to bask in the natural light and enjoy panoramic views of the beautifully landscaped garden.

Entrance

Via a frosted glazed hardwood door into the porch.

Porch

With a frosted glazed hardwood door into the hallway. Tiled floor.

Hallway

With stairs to the first floor. Radiator. Door to cloakroom. Door to lounge/dining room. Door to the kitchen. Door to storage cupboard.

Cloakroom 7'4" x 3'8" (2.259 x 1.141)

With a low level w/c. Wash hand basin. Radiator. Extractor fan.

Lounge/Dining Room 31'1" x 14'0" (9.478 x 4.285)

With a glazed bay window to the front. Two radiators. Feature fireplace housing a gas fire. Door to the kitchen. Doors to conservatory.

Conservatory 16'2" x 9'11" (4.933 x 3.035)

With a set of glazed French patio doors to the rear garden. Glazed windows. Tiled floor.

Kitchen 10'8" x 15'3" (3.253 x 4.671)

With two glazed windows to the rear. Radiator. Tiled floor. Opening to the utility room. The kitchen is fitted with a range of base and wall units, running work surface incorporating a double sink and drainer unit. Space for cooker. Space for fridge/freezer. Spotlights.

Utility Room 8'2" x 7'3" (2.493 x 2.233)

With a frosted glazed door to the rear. Glazed window to the rear. Tiled floor. Door to the integral double garage. Plumbing for washing machine. Space for fridge/freezer.

Integral Double Garage 19'7" x 15'8" (5.973 x 4.785)

Via an electric 'up & over' door. Power and light.

First Floor

Landing

With a glazed window to the side. Loft access. Door to bathroom. Doors to bedrooms. Door to airing cupboard.

Bathroom 10'2" x 6'1" (3.119 x 1.866)

With a frosted glazed window to the side. Suite

comprising; corner shower cubicle. Bathtub. Low level w/c. Wash hand basin. Radiator. Tiled walls.

Bedroom One 11'11" x 16'6" (3.643 x 5.053)

With a glazed window to the rear. Radiator. Sliding doors to fitted wardrobes.

Bedroom Two 12'4" x 13'3" (3.777 x 4.043)

With a glazed window to the front. Radiator.

Bedroom Three 13'5" x 8'6" (4.096 x 2.615)

With a glazed window to the rear. Radiator.

Bedroom Four 8'0" x 10'5" (2.442 x 3.176)

With a glazed window to the front. Radiator.

External

Front

You have private driveway parking for one vehicle leading to the integral double garage. Lawned garden. Side access to the rear.

Another Aspect



Rear

You have a patio seating area with room for tables and chairs. Lawned area. Detached garden shed. Further patio seating area with steps leading down to a further lawned area. The rear garden is home to a variety of flowers, trees and shrubs.

Rear Garden



Rear Garden



Rear Garden



Rear Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Council Tax Band

Council Tax Band - G

Council Tax Estimate - £2,971

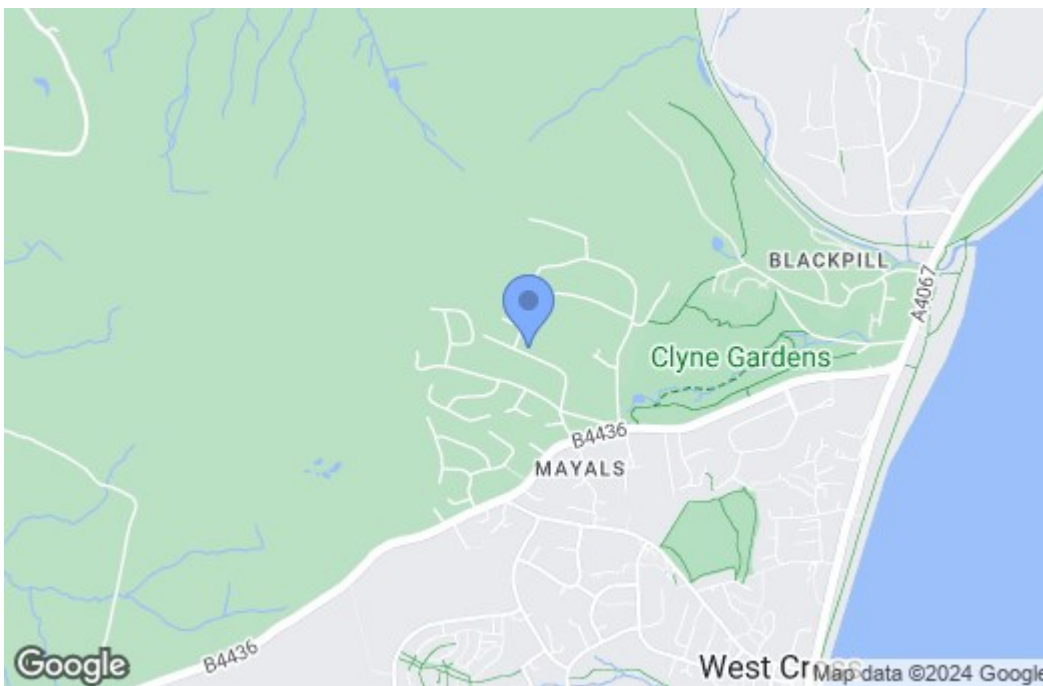
Tenure

Freehold.

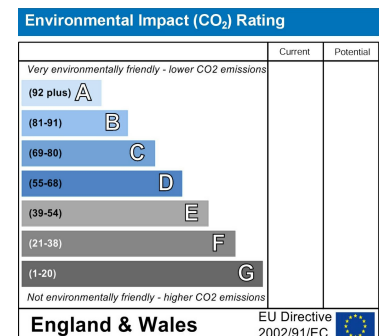
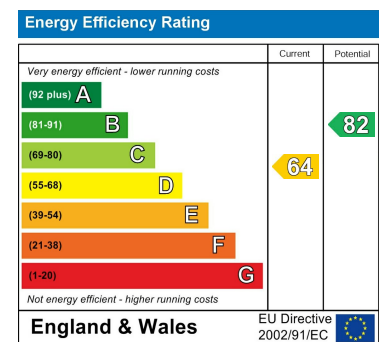
Floor Plan



Area Map



Energy Efficiency Graph



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