



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

**Asking Price £499,995**

Welcome to 30 Southerndown Avenue, Mayals – a stunning four-bedroom detached family home nestled in the highly sought-after location of Mayals. This impressive residence sits on a generous plot size of 0.12 acres, providing a perfect blend of spacious living, modern comforts, and a touch of natural beauty.

As you approach the property, you are greeted by a well-maintained exterior, private driveway leading to an integral garage. The entrance hallway sets the tone for the home, boasting a warm and welcoming atmosphere.

The ground floor of this residence features a thoughtfully designed layout, beginning with a convenient cloakroom for guests. The spacious lounge provides an ideal setting for relaxation, complemented by large windows



### Entrance

Via a composite front door into reception hall.

### Hall



With stairs to first floor. Doors to the cloakroom & under stairs storage cupboard, kitchen/breakfast room & lounge. Contemporary wall mounted radiator. Frosted double glazed window to the front. Spotlights.

### Cloakroom

Well appointed suite with a low level w/c. Wash hand basin. Radiator.

### Lounge 12'10" x 15'9" (3.923 x 4.803 )



A beautifully appointed room with a double glazed window to the front. Feature inset Dru fire, set within fireplace. Contemporary wall mounted radiator. Doors to kitchen/breakfast room.

### Lounge



### Kitchen/Breakfast Room 13'2" x 28'3" (4.03 x 8.62 )



With a door to the utility room. Opening to the garden room. Double glazed window to the rear. Beautifully appointed kitchen fitted with a range of base and wall units, running worksurface incorporating a stainless steel sink with mixer tap over. Five ring gas hob with extractor hood over. Integral oven & grill. Integral dishwasher. Integral fridge & freezer. Central breakfast island. Wall mounted radiator. Spotlights. Wall mounted radiator.

### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### Garden Room 10'4" x 14'10" (3.162 x 4.544 )



With double glazed windows & double glazed sliding patio doors to the rear garden. Feature inset Dru fire. Tiled floor. Spotlights.

### Garden Room



### Kitchen/Breakfast Room



### Utility Room 9'11" x 5'9" (3.035 x 1.776 )

With a double glazed window & PVC door to the rear.



Running work surface with a range of base and wall units. Space for washing machine & tumble dryer. Door to integral garage. Spotlights. Radiator.

**Integral Garage 17'1" x 9'1" (5.212 x 2.785 )**

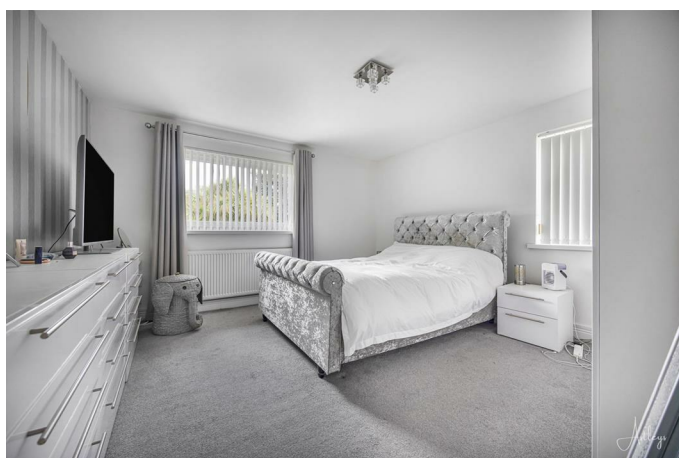
Electric garage door. Power & light.

**First Floor**

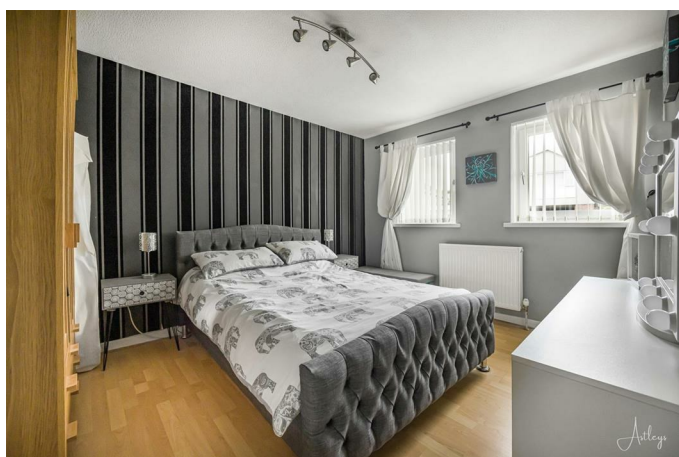
**Landing**

With doors to bathroom, bedrooms & airing cupboard. Loft access. Radiator.

**Bedroom One 12'8" x 13'4" (3.880 x 4.071 )**



**Bedroom Two 9'8" x 12'0" (2.966 x 3.680 )**



With a double glazed window to the front. Radiator.

**Bedroom Three 13'1" x 7'10" (4.013 x 2.398 )**



With a double glazed window to the rear offering a pleasant woodland outlook. Radiator.

**Bedroom Four 9'2" x 9'4" (2.800 x 2.849 )**



With a double glazed window to the front. Radiator.

### Bathroom 13'3" x 7'0" (4.046 x 2.144 )



With a frosted double glazed window to the rear. A beautifully appointed bathroom suite comprising; bathtub, walk in shower cubicle, low level w/c, two wash hand basins. Two chrome heated towel rails. Tiled walls.

### External

#### Front



You have driveway parking for two vehicles leading to integral garage. Low maintenance graveled garden. Side access.

### Aerial Aspect

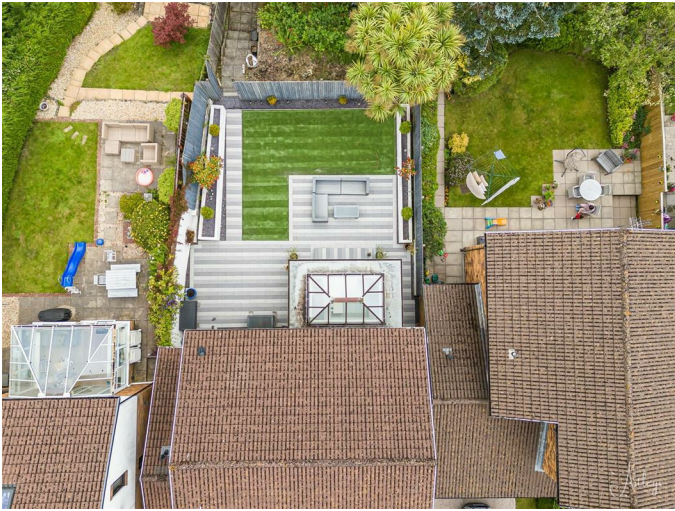


### Aerial Aspect





### Aerial Aspect



### Rear Garden



### Rear

You have an enclosed rear garden comprising a patio seating area with ample room for tables & chairs. Side access.

### Rear Garden



### Rear Garden



### Plot



### **Services**

Mains electric. Mains sewerage. Mains water.  
Broadband type - Ultra fast fibre. Mobile phone  
coverage available with EE, Three, O2 & Vodafone.

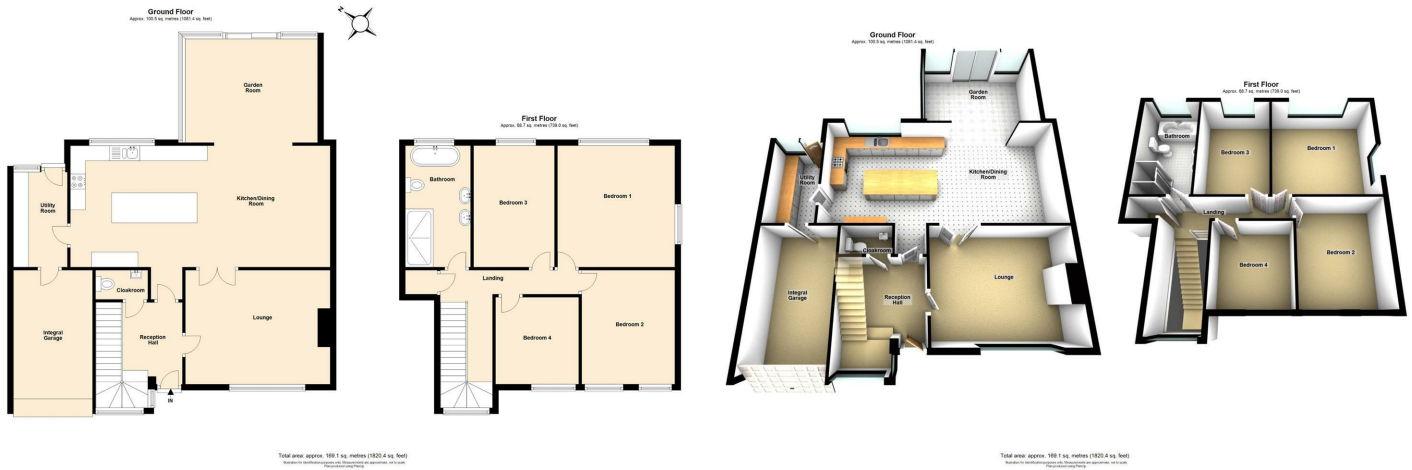
### **Council Tax Band**

Council Tax Band - G

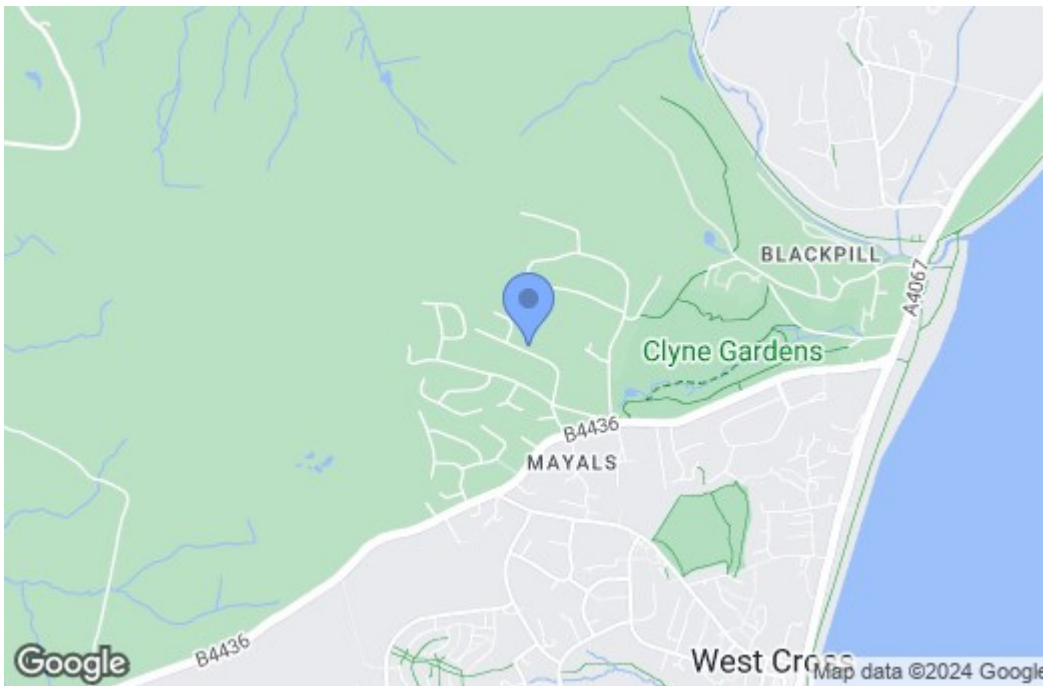
### **Tenure**

Freehold.

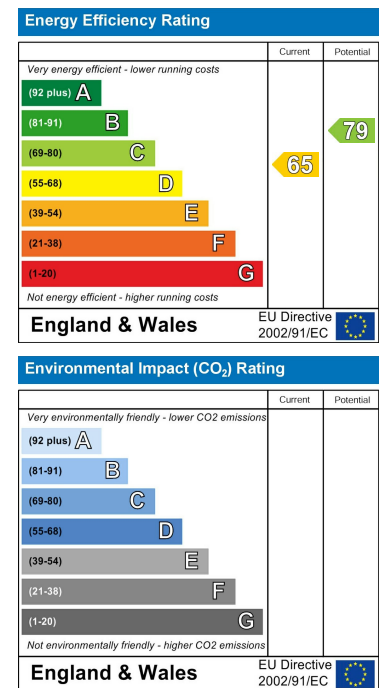
# Floor Plan



# Area Map



# Energy Efficiency Graph



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