



## 99 Mayals Avenue, Blackpill, Swansea, City & County Of Swansea, SA3 5DD

**£450,000**

Nestled in the highly desirable location of Mayals Avenue, Mayals, this three-bedroom semi-detached property offers stunning sea views of Swansea Bay. Sold with no onward chain, the home sits on a generous plot of 0.11 acres with a total floor area of 1,268 sq. ft.

The accommodation is well-proportioned, featuring a welcoming hallway, a spacious lounge, a dining room, and a kitchen on the ground floor. Upstairs, you will find three double bedrooms, with the main bedroom benefiting from an en-suite, alongside a family bathroom.

Externally, the front of the property offers a neat lawned garden, alongside driveway parking for two to three vehicles, leading to a garage with side access to the rear. The rear garden is also lawned and bordered by fencing, providing a peaceful space to enjoy panoramic sea views. This is an excellent opportunity to purchase a charming family home in a sought-after area.



### Entrance

Via a double glazed PVC door into the hallway.

### Hallway



With parquet flooring. Radiator. Stairs to first floor. Door to understairs storage. Door to the lounge. Door to the dining room.

### Lounge 21'8" x 12'7" (6.623 x 3.842 )



You have a double glazed bay window to the front and a double glazed sliding door to the front. Two radiators. Parquet flooring.

### Lounge



### Lounge



### Dining Room 14'4" x 10'10" (4.381 x 3.310)



You have a set of bifold doors leading out to the rear garden offering sea views of Swansea Bay. Radiator. Parquet flooring. Door to the kitchen.

### Dining Room



### Dining Room



### Kitchen 11'6" x 10'2" (3.514 x 3.122)



With a frosted double glazed PVC door to the side. Set of double glazed windows to the rear offering partial sea views. Radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Oven and grill under. Plumbing for washing machine. Space for fridge freezer.

## Kitchen



## Kitchen



## First Floor

## Landing



With a double glazed stained glass window to the side. Loft access. Radiator. Doors to bedrooms. Door to the bathroom.

**Bathroom 10'9" x 5'6" (3.278 x 1.683 )**



With a set of frosted double glazed windows to the rear. A well appointed suite comprising bathtub with oversized shower head above. WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls.

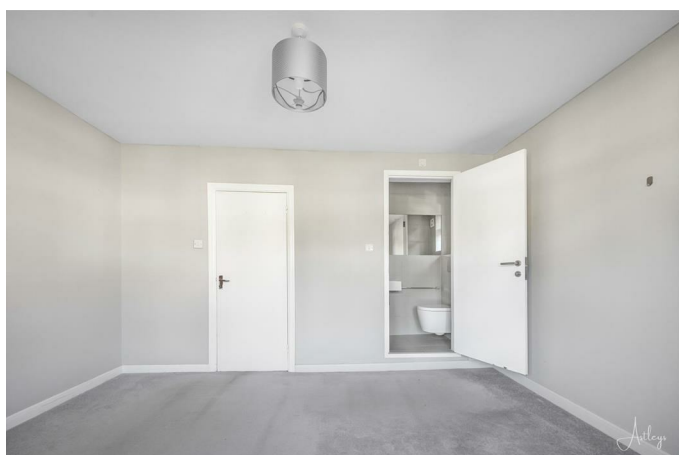


**Bedroom One 9'6" x 13'4" (2.910 x 4.078 )**



With a double glazed bay window to the front. Two radiators. Door to en suite.

**Bedroom One**



**Bedroom One**



**En-Suite 6'6" x 2'10" (2.003 x 0.864 )**



With a frosted double glazed window to the side. Walk-in shower. WC. Wash hand basin. Extractor fan. Tiled floor. Tiled walls.

### Bedroom Two 14'4" x 11'1" (4.380 x 3.403 )



With a set of double glazed windows to the rear offering sea views of Swansea Bay and beyond. Radiator. Door to built-in wardrobe.

### Bedroom Three 12'11" x 8'1" (3.946 x 2.486 )



With a set of double glazed windows to the front. Radiator. Door to built-in wardrobe.

### External

### Aerial Aspect



### Front

You have a lawned garden. Driveway parking for two to three vehicles leading to the garage. Access to the rear.

### Front Garden



### Rear

You have a lawned garden boarded by fencing offering sea views of Swansea Bay.

### Rear Garden



### Rear Garden



### Services

Mains water, gas, and electricity. There is a water meter. Current broadband is supplied by Virgin Media. Superfast broadband available. Phone signal available with multiple networks.

### Council Tax Band

Council Tax Band - F

### Tenure

Leasehold. 950 years left on the lease term.



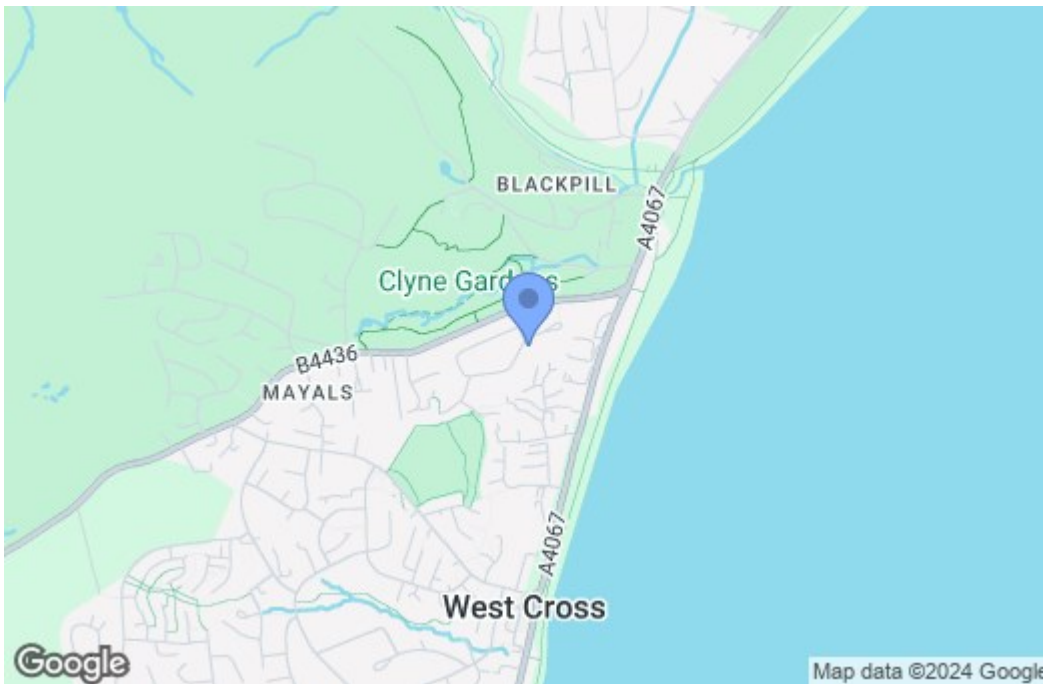
## Floor Plan



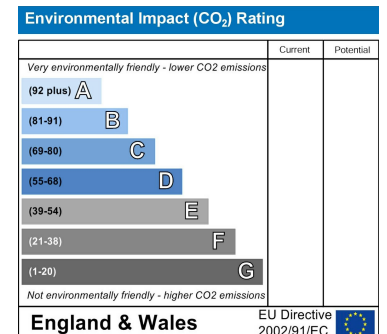
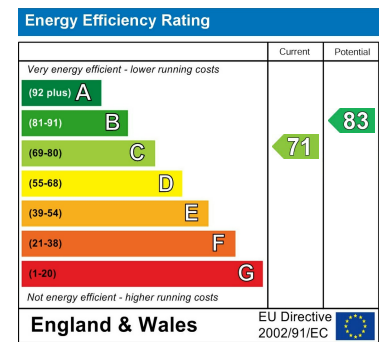
Total area: approx. 117.8 sq. metres (1268.3 sq. feet)

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Plan produced using Planity.

## Area Map



## Energy Efficiency Graph



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