



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

**Offers In The Region Of £465,000**

Welcome to 45 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 0.08 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 the workshop area.

The ground floor of this residence features the integral garage and bedroom three (with en-suite)



### Entrance

Via a PVC door with double glazed side panel into the hall.

### Hall



With stairs to the first floor. Door to the garage. Door to bedroom three.

### Garage 17'0" x 9'5" (5.198 x 2.875 )

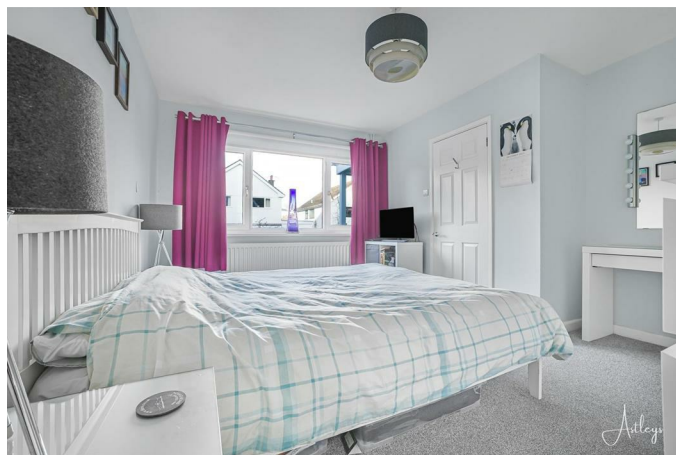
With a set of double glazed windows to the front. Power and light. Space for tumble dryer. Space for fridge freezer.

### Bedroom Three 13'10" x 14'3" (4.227 x 4.352 )



You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobe. Door to en suite.

### Bedroom Three



### En-Suite 8'8" x 3'7" (2.649 x 1.100 )



You have a corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

### First Floor

### Landing



Stairs to the second floor. Door to the cloakroom. Door to bedroom four. Door to the lounge. Door to the dining room. Radiator.

### Landing



### Cloakroom 6'2" x 4'5" (1.892 x 1.349 )



You have a frosted double glazed window to the side. Suite comprising; WC. Wash hand basin. Tiled floor. Tiled walls.

### Bedroom Four 13'1" x 12'9" (4.002 x 3.887 )



You have a set of double glazed windows to the front. Radiator.

### Bedroom Four



### Lounge



### Lounge 20'2" x 12'3" (6.158 x 3.749 )



You have a set of double glazed windows to the front. Radiator. Gas fire. Opening to the dining room.

### Dining Room 12'2" x 12'4" (3.726 x 3.763 )



You have a set of double glazed windows to the rear. Radiator. Door to the kitchen.



## Dining Room



## Kitchen



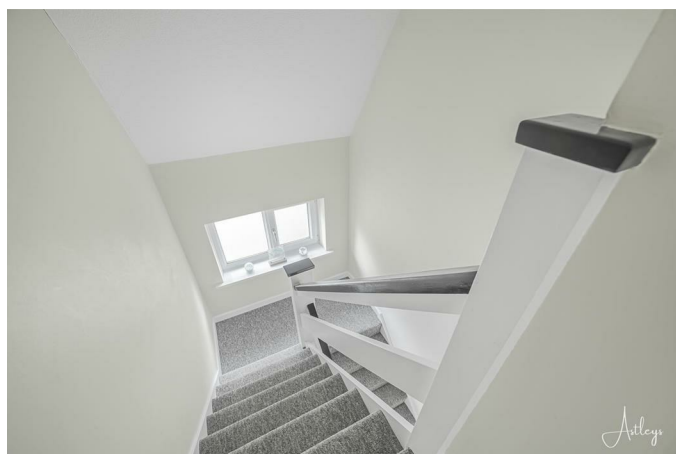
## Kitchen 9'0" x 12'7" (2.751 x 3.851)



You have a set of double glazed windows to the rear. Double glazed PVC door to the rear. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a sink and drainer unit. Four ring AEG hob with extractor hood over. Integral oven and grill. Space for fridge freezer. Space for dishwasher. Space for washing machine. Radiator. Tiled floor. Tiled walls. Spotlights.

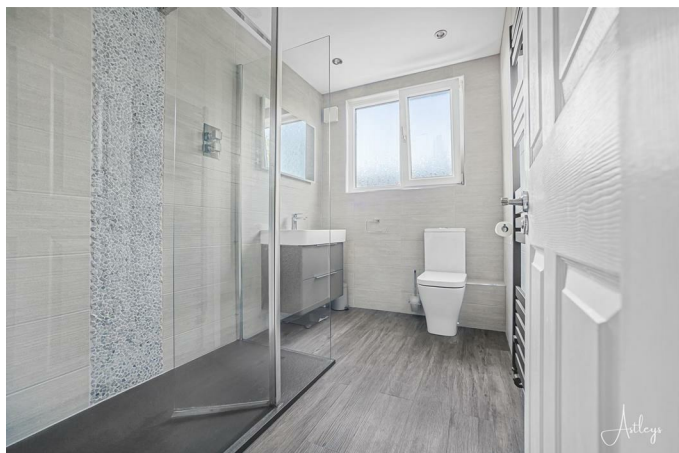
## Second Floor

### Landing



You have a set of frosted double glazed windows to the side. Loft access. Door to storage cupboard. Door to the shower room. Doors to bedrooms one and two.

### Shower Room 8'6" x 5'11" (2.602 x 1.821 )



With a set frosted double glazed windows to the side. Well appointed suite comprising a large walk-in shower with oversized showerhead above. WC. Wash hand basin. Heated towel rail. Spotlights. Extractor fan.

### Bedroom One 14'7" x 13'3" (4.461 x 4.055)



You have a set of double glazed windows to the front offering partial sea views of Swansea Bay and beyond. Radiator. Doors to built-in wardrobes.

### Bedroom One



### Bedroom Two 14'8" x 12'1" (4.474 x 3.698 )



You have a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes. Door to eaves storage.



### Bedroom Two



### External

#### Front

You have driveway parking for two vehicles. Low maintenance graveled garden with side access to the rear. Roller door to the workshop area.

#### Another Aspect



### Workshop 15'1" x 7'1" (4.615 x 2.168 )

Via a roller door. With 'power and light' and a frosted double glazed PVC door to the rear.

#### Rear

You have a patio seating area which in turn has steps leading up to a lawned garden and then a rockery garden to the rear. The rear garden is bordered by fencing and home to a variety of flowers, trees and shrubs. Side access on both sides of the property.

### Rear Aspect



### 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 - F

### Tenure

Freehold.

### Rear Garden



Rear Garden



Rear Garden

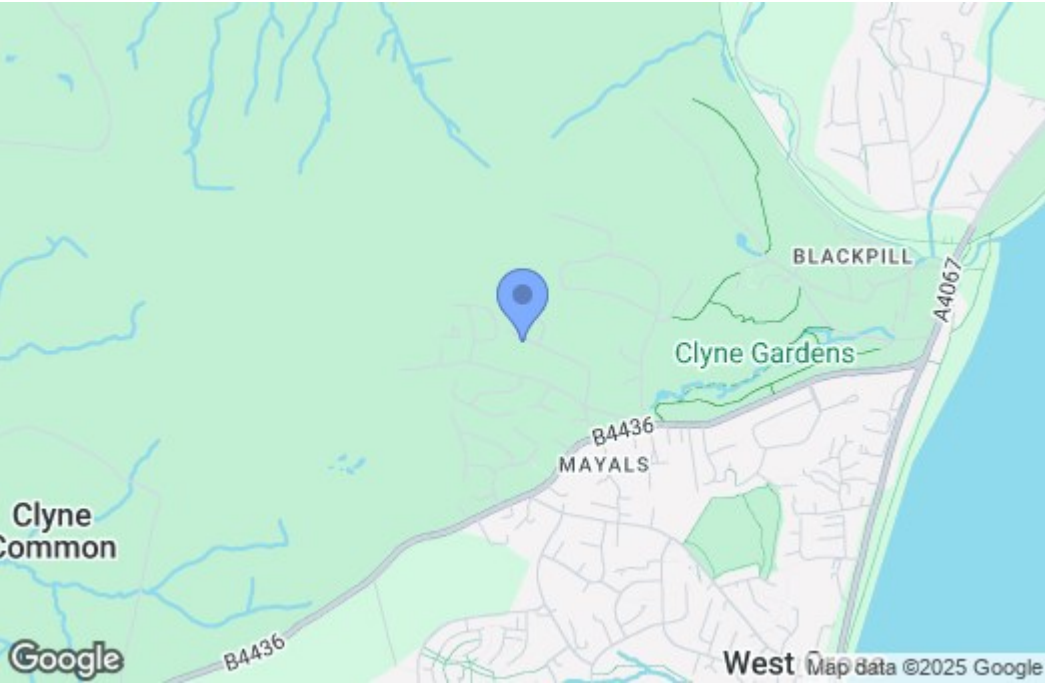




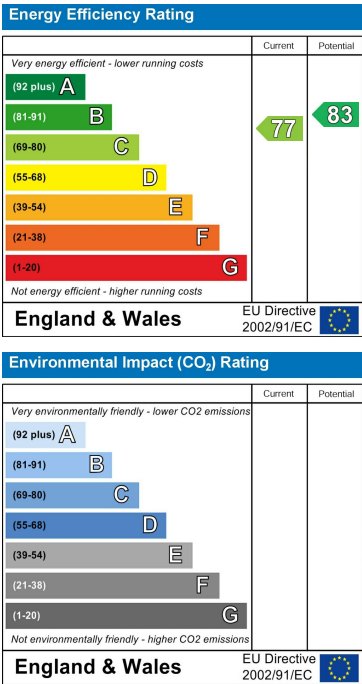
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.