



17 Sunningdale Avenue, Mayals, Swansea, SA3 5HR

Price £350,000

Located on the sought-after Sunningdale Avenue in Mayals, this charming three-bedroom detached family home offers comfortable living in a prime position just a short distance from the scenic Mumbles Bay. Enjoying partial sea views from the main bedroom, the property is ideal for those seeking a coastal lifestyle with all the benefits of a peaceful residential setting.

With a generous plot size of 0.09 acres and a total floor area of 973 square feet, the home features two well-proportioned reception rooms, creating versatile spaces for both relaxing and entertaining. The ground floor layout comprises a welcoming hallway, a kitchen, and a dining room that flows seamlessly into the lounge, enhancing the sense of space and natural light.

Upstairs, you'll find three bedrooms, a bathroom, and a separate W/C. Bedroom one offers a glimpse of the sea, adding a unique touch to the home's appeal.

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Door to understairs storage. Door to the dining room. Door to the kitchen.

Dining Room 12'1" x 11'1" (3.707 x 3.382)



with an opening to the lounge. Set of double glazed sliding doors to the rear garden. Radiator.

Lounge 13'1" x 11'7" (3.991 x 3.548)



You have a double glazed bay window to the front. Radiator. Spotlights. Opening to the dining room.

Lounge



Kitchen 9'2" x 7'10" (2.797 x 2.395)



You have a set of double glazed windows to the rear. Frosted glazed door to the side. Spotlights. Running work surface incorporating a stainless steel sink. Four ring gas hob with oven and grill under. Extractor hood over. Pantry. Space for American style fridge freezer. Spotlights.

Kitchen



First Floor

Landing



You have a frosted double glazed window to the side. Loft access. Door to the bathroom. Doors to bedrooms. Door to separate WC.

Bedroom One



Bedroom One 11'1" x 14'11" (3.382 x 4.547)



You have a double glazed bay window to the front offering partial sea views. Radiator. Doors to built-in wardrobe.

Bedroom Two 11'2" x 11'1" (3.425 x 3.382)



You have a set of double glazed windows to the rear. Radiator. Sliding doors to built-in wardrobe.

Bedroom Two



Bedroom Three 9'8" x 7'1" (2.968 x 2.180)



You have a double glazed window to the front and a radiator.

Bathroom 5'3" x 7'0" (1.613 x 2.157)



You have a frosted double glazed window to the rear. Suite comprising; bathtub with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. extractor fan.

Bathroom



WC

With a frosted double glazed window to the side. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

External

Front

You have a lawned garden with driveway parking for two to three vehicles. Side access on both sides of the property.

Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear Garden



Aerial Aspect



Rear Garden



Rear

You have a seating area which in turn leads up to a lawned garden home to a variety of flowers and shrubs.

Rear Garden



Garage 17'8" x 9'5" (5.389 x 2.893)

With a set of glazed windows. Power and light. Plumbing for washing machine. Space for tumble dryer.

Services

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

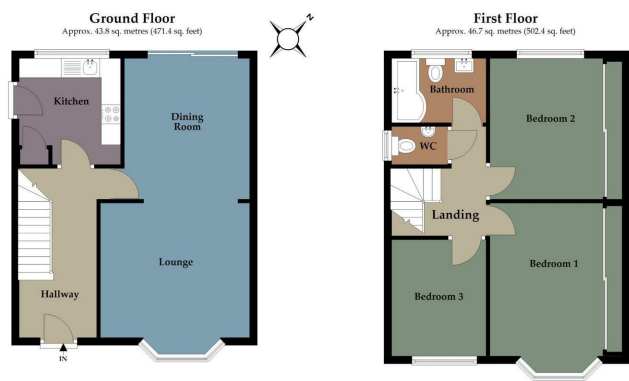
Council Tax Band

Council Tax Band - E

Tenure

Freehold.

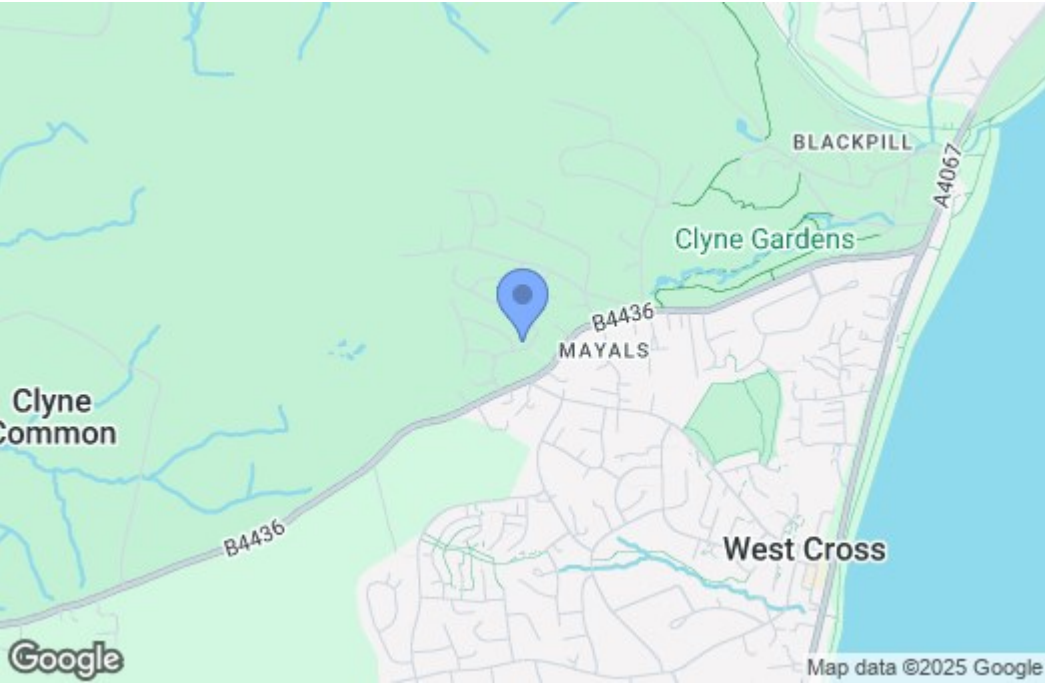
Floor Plan



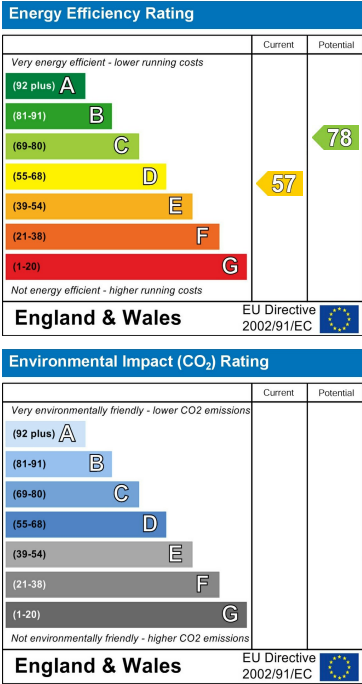
Total area: approx. 90.5 sq. metres (973.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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