

78 Westport Avenue,
Mayals, Swansea, City
& County Of Swansea,
SA3 5EF



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Asking Price

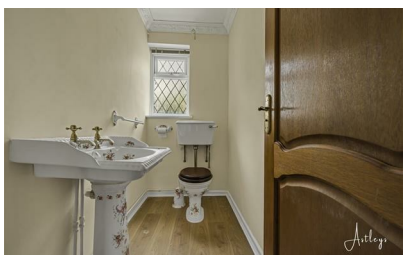
£650,000



Astleys are delighted to bring to the market this detached five-bedroom family home, situated in the ever-popular location of Mayals and offering breathtaking sea views over Swansea Bay, Mumbles pier, and Mumbles lighthouse. The property sits on a plot size of 0.27 acres.

This property sits on a good size plot and the sea views cannot be fully appreciated without viewing. It is in a location close to the local award-winning beaches, the bustling village of Mumbles, the beautiful Clyne Gardens and is in close proximity to Swansea City Centre. NO CHAIN.

Externally to the front, you have a private driveway parking for several vehicles leading to the detached double garage. Lawned garden home to a variety of trees and shrubs. Side access. To the side, you have a raised patio seating area with ample room for tables and chairs. Raised beds home to flowers and shrubs. Door to the storage area behind the detached double garage. To the rear, you have a patio seating area with ample room for tables and chairs. Steps leading up to the swimming pool. Detached pool house. Side access on both sides of the property.



Entrance

Via a composite door into the porch.

Porch

With two double glazed windows to the front. Two double-glazed windows to the side. Opening into the hallway.

Hallway

With stairs to the first floor. Radiator. Set of doors to the lounge. Door to the under stairs storage. Door to the cloakroom. Door to the study. Door to the kitchen.

Lounge

26'6" x 13'8"

With a double glazed bay window to the front. Set of double-glazed French patio doors to the rear. Set of doors to the dining room. Two radiators. Feature fireplace set on marble hearth.

Dining Room

11'11" x 9'10"

With a set of double glazed French patio doors to the rear. Door to the kitchen. Radiator.

Kitchen

14'10" x 15'10"

With a double glazed window to the rear. Double glazed window to the side. Frosted double glazed PVC door to the side. Well-appointed kitchen fitted with a range of base and wall units, running work surface incorporating a double sink. Four ring induction hob with extractor hood over. Integral Bosch microwave. Integral Bosch oven & grill. Integral fridge. Integral freezer. Integral dishwasher. Tiled floor. Tiled walls. Spotlights. Breakfast bar. single sink.

Study

11'5" x 11'1"

With a double glazed bay window to the front. Radiator.

Cloakroom

7'6" x 3'8"

With a frosted double glazed window to the front. Low-level w/c. Wash hand basin.

First Floor

Landing

With a frosted double glazed stained glass window to the front. Door to airing cupboard. Door to bathroom. Door to bedrooms. Loft access. Radiator.

Bathroom

11'11" x 6'11"

With a frosted double glazed window to the side. Well-appointed suite comprising: bathtub. Corner shower cubicle. Low-level w/c. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom One

13'9" x 12'5"

With a double glazed window to the front offering sea views over Swansea Bay, Mumbles pier, and Mumbles lighthouse. Radiator. Doors to built-in wardrobes. Door to en-suite.

En-Suite

5'8" x 8'5"

With a frosted double glazed window to the front. Beautifully appointed en-suite comprising: walk-in shower. Low-level w/c. Wash hand basin. Extractor fan. Spotlights. Tiled floor. Tiled walls. Chrome heated towel rail.



Bedroom Two

16'8" x 12'0"

With a double glazed window to the rear. Radiator. Doors to built-in wardrobes.

Bedroom Three

14'4" x 8'2"

With a double glazed window to the front offering sea views over Swansea Bay, Mumbles pier, and Mumbles lighthouse. Radiator. Doors to built-in wardrobes.

Bedroom Four

8'0" x 11'10"

With a double glazed window to the rear. Radiator. Doors to built-in wardrobes.

Bedroom Five

8'10" x 11'11"

With a double glazed window to the rear. Radiator. Doors to built-in wardrobes.

External

Drone Shot

Front

You have private driveway parking for several vehicles leading to the detached double garage. Lawned garden home to a variety of trees and shrubs. Side access.

Another Aspect

Detached Double Garage

17'1" x 16'5"

With electric 'up & over' door. Power and light. Glazed window to the side. PVC door to the side.

Side

You have a raised patio seating area with ample room for tables and chairs. Raised beds home to flowers and shrubs. Door to the storage area behind the detached double garage.

Rear

You have a patio seating area with ample room for tables and chairs. Steps leading up to the swimming pool. Detached pool house. Side access on both sides of the property.

Detached Pool House

14'0" x 20'0"

With a sliding glazed door to the front. Glazed doors to the side. Door to the shower room. Power and light.

Pool House Shower Room

7'4" x 6'11"

With a frosted glazed window to the rear. Suite comprising: shower cubicle. Low-level w/c. Wash hand basin. Extractor fan.

Pool House Floorplan

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 189.7 sq. metres (2042.1 sq. feet)