

45 Southerndown  
Avenue, Mayals,  
Swansea, SA3 5EL

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# 45 Southerndown Avenue, Mayals, Swansea, SA3 5EL

Offers Over  
**£450,000**



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.

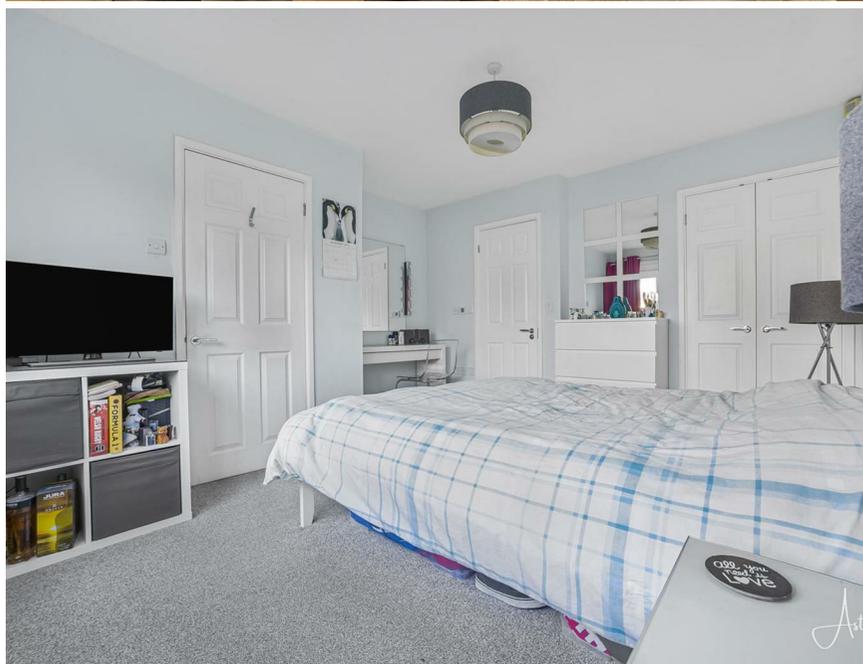
The ground floor of this residence features the integral garage and bedroom three (with en-suite)

Moving to the first floor, you will find a cloakroom, bedroom four, lounge, dining room and kitchen.

On the second floor you have a shower room and further two bedrooms.

The exterior of the property is equally impressive, with the garden providing a delightful space for outdoor activities, family gatherings, or simply enjoying the serene ambiance.

With a floor area of 2057 square feet, this home offers a perfect balance of space and functionality, making it an ideal choice for a growing family. Southerndown Avenue is renowned for its peaceful ambiance and proximity to local amenities, schools, and beautiful parks.



**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"

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"

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"

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"

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"

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

**Bedroom Four**

**Lounge**

20'2" x 12'3"

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

**Lounge**

**Dining Room**

12'2" x 12'4"

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

**Dining Room**

**Kitchen**

9'0" x 12'7"

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.

**Kitchen**

**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"

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"

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"

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"

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

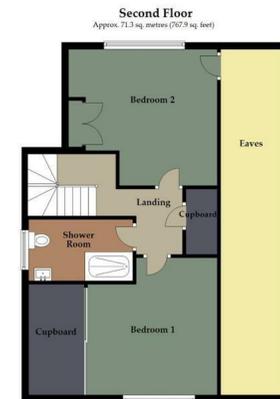
### Rear Garden

### Rear Garden





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



Total area approx. 191.1 sq. metres (2057.4 sq. feet)

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