

35 Sunningdale
Avenue, Mayals,
Swansea, SA3 5HR



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£375,000



Enjoying a highly regarded position within Mayals, this attractive home is perfectly placed to take advantage of the best of the Gower coastline. Beautiful beaches, scenic coastal walks and the vibrant atmosphere of Mumbles are all within easy reach, while well regarded schools and everyday amenities contribute to the area's enduring appeal.

The property offers well balanced accommodation extending to approximately 903 square feet. A welcoming hallway leads to a comfortable lounge, separate dining room and kitchen, creating a practical layout for modern family life. Upstairs, there are three bedrooms, a family bathroom and an additional cloakroom.

Outside, the property benefits from private off road parking for several vehicles, a lawned front garden and the convenience of an EV charging point. To the rear, a paved seating area provides an inviting space for outdoor dining before opening onto a lawned garden bordered by established flowers, shrubs and trees. A detached garden shed and external WC add further practicality.

Combining comfortable accommodation with an enviable coastal lifestyle, this is a home well suited to families, professionals and those seeking easy access to both countryside and coast.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

Stairs to the first floor. Door to understairs storage. Door to lounge. Door to dining room. Door to kitchen. Radiator.

Kitchen

10'4" x 8'4"

A beautifully appointed kitchen. Fitted with a range of base and wall units. Running work surface incorporating a sink with mixer tap over (mixer tap has the boiling water function). Double glazed window to the rear. Frosted double glazed stable door to the side. Integral oven and grill. Four ring neff induction hob with extractor hood over. Integral dishwasher. Integral washing machine. Space for American style fridge freezer.

Dining Room

12'5" x 11'0"

With an opening to the lounge. Tiled floor. Radiator. Set of double glazed French doors to the rear garden.

Lounge

11'3" x 11'8"

Double glazed bay window to the front. Radiator. Feature fireplace. Parquet flooring.

First Floor

Landing

Double glazed stained glass window to the side. Loft access. Door to cloakroom. Door to bathroom. Doors to bedrooms.

Cloakroom

4'9" x 2'6"

Frosted double glazed window to the side. WC. Wash hand basin. Chrome heated towel rail.

Bathroom

6'3" x 7'4"

A beautifully appointed suite with a frosted double glazed window to the rear. Suite comprising; a large walk-in shower with oversized showerhead above. Wash hand basin. Radiator. Spotlights. Extractor fan.



Bedroom One

10'9" x 15'3"

Double glazed bay window to the front. Radiator. Doors to built in wardrobes.

Bedroom Two

10'1" x 11'3"

Set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

Bedroom Three

9'11" x 7'6"

Set of double glazed windows to the front. Radiator. Sliding doors to built in wardrobes.

External**Another Aspect****Aerial Aspect****Front**

Private parking for two to three vehicles. Block paviour driveway. Lawned garden. EV charging point.

Rear

Block paviour seating area with room for tables and chairs which in turn leads to a lawned garden. The garden is bordered by fencing and home to a variety of flowers, trees and shrubs. Detached garden shed. Door to the outside WC.

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

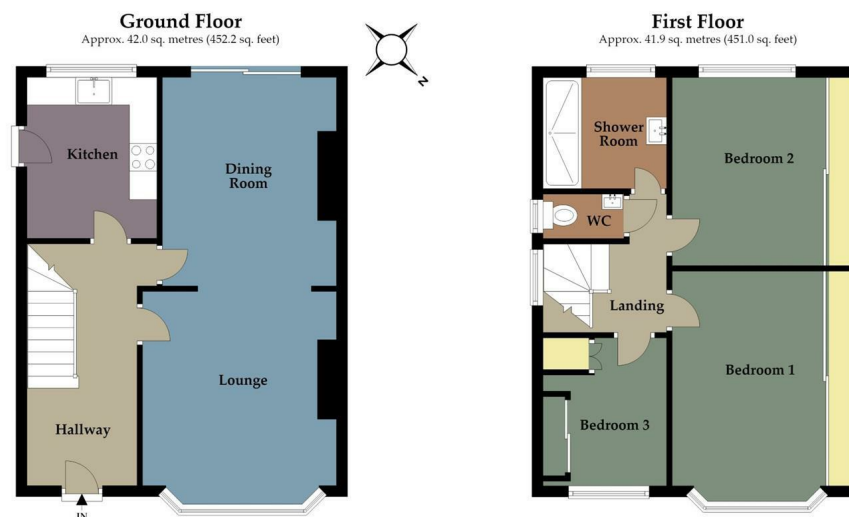
Tenure

Freehold.





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		
	63	85
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 83.9 sq. metres (903.2 sq. feet)

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Plan produced using PlanUp.