

11 Westport Avenue,
Mayals, Swansea, SA3
5EA



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Offers Over
£650,000



Positioned within one of Swansea's most desirable residential areas, this substantial family home offers generous living space, mature gardens and flexible accommodation across three floors. Elegant reception rooms combine with practical family spaces, while the established rear garden creates a peaceful setting for both entertaining and everyday living.

A welcoming hallway leads through to a spacious lounge, additional sitting room and formal dining room, each offering versatility for modern family life. The kitchen is well positioned with adjoining utility space and access to the garden, while the conservatory enjoys views across the rear grounds and an abundance of natural light. The ground floor also benefits from a shower room and an additional bedroom, ideal for guests, multigenerational living or home working.

To the first floor are five well proportioned bedrooms. Bedroom one and bedroom four share a Jack and Jill ensuite, while bedroom two benefits from its own ensuite facilities. A wet room serves the remaining bedrooms. The second floor attic room, leading to a store room, provides further adaptable space suited to hobbies, study or working from home.

Externally, a private block paved driveway provides parking for several vehicles with side access leading to the rear garden. The outdoor space has been thoughtfully established with a patio seating area, lawned garden, mature shrubs and flowering borders. A detached summer house and garden pond further enhance the setting.

Mayals is highly regarded for its leafy surroundings and close proximity to the coastline. Clyne Gardens and Clyne Common are nearby for scenic walks, while Mumbles and Langland offer an excellent selection of cafés, restaurants and independent boutiques. The area is also well placed for reputable schools, Swansea city centre and the wider Gower coastline.



Entrance

Via a set of double glazed French doors into the porch.

Porch

Frosted double glazed PVC door with frosted double glazed side panel into the hallway. Tiled floor.

Hallway

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

Cloakroom

7'0" x 3'3"
Frosted double glazed window to the side. WC. Wash hand basin. Radiator. Tile floor.

Lounge

12'10" x 20'8"
Set of double glazed windows to the front. Two radiators. Feature fireplace.

Sitting Room

11'2" x 11'3"
With an opening to the dining room and a set of doors to the kitchen. Radiator. Set of double-glazed French doors to the rear.

Dining Room

10'6" x 10'2"
Set of double-glazed French doors to the conservatory. Radiator.

Conservatory

13'4" x 9'7"
Set of double glazed windows and a set of double glazed French doors to the rear garden. Radiator.

Kitchen

16'1" x 11'1"
With a set of doors to the lounge. Set of double glazed windows to the rear. Door to the utility room. Tile floor. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a double stainless steel sink and drainer unit. Five ring gas hob with oven and grill under. Extractor hood over. Breakfast bar.

Utility Room

7'5" x 9'3"
Double glazed PVC door to the rear. Double glazed window to the rear. Tiled floor. Door to the inner hall. Door to the shower room. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Radiator.

Shower Room

5'6" x 5'6"
Frosted double glazed window to the side. Suite comprising: corner shower cubicle. WC. Wash hand basin. Radiator.

Inner Hall

Spiral staircase leading to the first floor and a door to bedroom six.

Bedroom Six

10'1" x 9'1"
Set of double glazed French frosted doors to the front. Radiator.

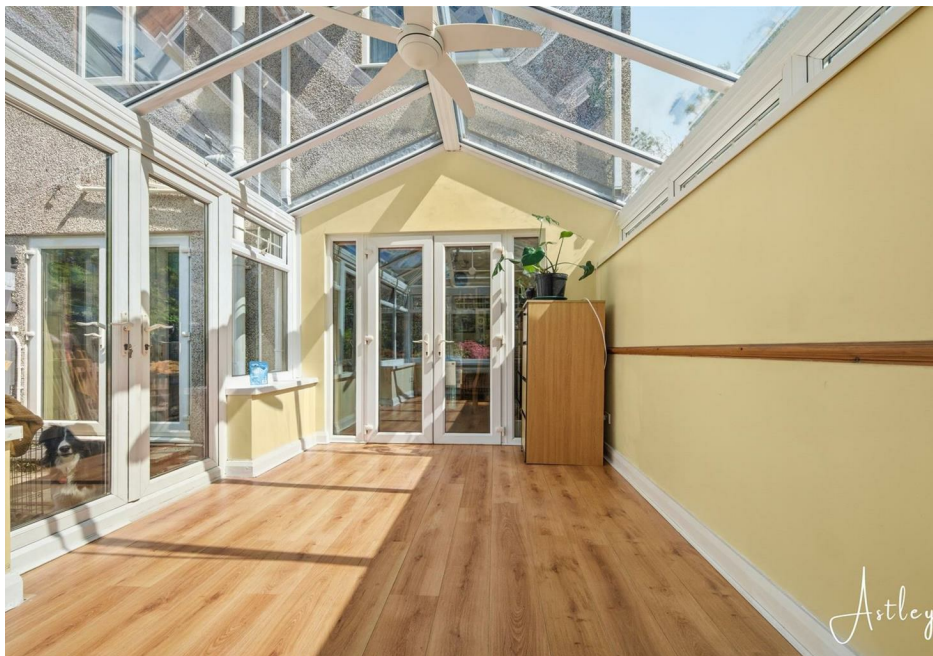
First Floor

Landing

Stairs leading up to the attic room. Doors to bedrooms. Door to bathroom. Door to airing cupboard. Radiator.

Wet Room

7'7" x 7'4"
Set of frosted double glazed windows to the rear. Wet room comprising a large walk-in shower. WC. Wash hand basin. Radiator. Tiled walls.



Bedroom One

13'8" x 15'9"

Set of double glazed windows to the front. Radiator. Door to built in wardrobe. Door to en-suite.

En Suite

10'4" x 9'8"

Two Velux roof windows to the front. En-suite comprising; bathtub. Corner shower cubicle with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Radiator. Door to bedroom four.

Bedroom Two

11'7" x 16'5"

Double glazed window to the rear. Radiator. Door to en-suite.

En Suite

5'11" x 9'10"

Set of frosted double glazed windows to the front. Suite comprising; bathtub. WC. Wash hand basin. Radiator.

Bedroom Three

10'8" x 13'1"

Set of double glazed windows to the rear. Radiator. Door to built-in wardrobe. Door to bedroom four.

Bedroom Four

16'10" x 9'6"

Double glazed window to the rear. Radiator. Spiral stairs down to the inner hall.

Bedroom Five

10'3" x 9'6"

Set of double glazed windows to the front. Radiator.

Second Floor

Attic Room

29'7" x 9'10"

Velux roof window to the rear. Opening into the storage area. Radiator. Velux roof window to the front. Double-glazed window to the front.

External

Aerial Aspect

Front

Private block paved driveway with parking for several vehicles. Side access to the rear.

Rear

Patio seating area which in turn leads to a lawned garden. Detached summer house. Garden pond. The rear garden is bordered by fencing and home to a variety of flowers, trees and shrubs.

Services

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

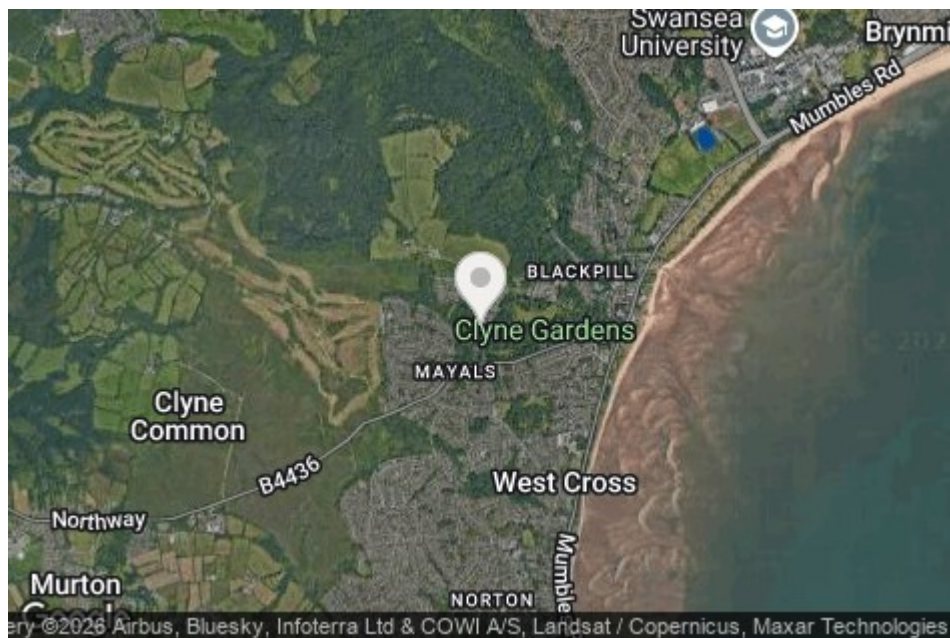
Council Tax Band

Council Tax Band - G

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		
England & Wales		
EU Directive 2002/91/EC		

