

24 Mayals Avenue,
Blackpill, Swansea,
SA3 5DE

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Offers Over
£399,995



Enjoying a sought after position within one of Swansea's most desirable coastal communities, this attractive semi detached home is perfectly placed to embrace the lifestyle that makes the area so popular. The promenade at Blackpill, the beaches of Swansea Bay and the vibrant village atmosphere of Mumbles are all within easy reach, along with well regarded schools, green spaces and an excellent selection of cafés, restaurants and everyday amenities.

Occupying a generous plot of approximately 0.10 acres, the property offers around 1,411 square feet of well balanced accommodation. A welcoming hallway leads to a comfortable lounge, dining room, garden room and kitchen, creating a layout well suited to both everyday living and entertaining.

Upstairs, there are three bedrooms, a family bathroom and separate cloakroom. Bedroom two enjoys pleasant glimpses towards the sea, adding to the appeal of this coastal setting.

Outside, the property is surrounded by established gardens. To the front, a private driveway provides parking for two to three vehicles and leads to the carport, with a lawned garden framed by a variety of flowers and shrubs. The garage is currently arranged as a hobby room and benefits from French doors opening onto the garden.

The rear garden offers a patio seating area leading to a lawn bordered by mature planting, creating an attractive space to relax and entertain. A greenhouse and garden shed provide useful additional storage and gardening space.

Offered for sale with no onward chain, this is a well maintained home in a highly regarded location, combining generous living space, established gardens and easy access to the coast.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to downstairs storage cupboard. Radiator. Door to the dining room. Door to the lounge.

Lounge

21'9" x 12'7"

Double glazed PVC door to the front with double glazed side panels. Double glazed bay window to the front. Radiator. Feature fireplace.

Dining Room

14'5" x 10'11"

With an opening to the garden room. Door to the kitchen. Radiator. Electric fire.

Garden Room

5'6" x

Double glazed sliding door to the rear garden. Tiled floor. Radiator.

Kitchen

11'6" x 10'5"

With a set of double glazed windows to the rear. Frosted double glazed PVC door to the side. Radiator. Tiled floor. Door to cupboard. Running work surface incorporating a sink with mixer tap over. Space for cooker. Plumbing for washing machine. Space for dishwasher.

First Floor

Landing

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

Cloakroom

6'7" x 2'10"

Frosted double glazed window to the side. Suite comprising; WC. Wash hand basin. Radiator. Tiled walls.

Bathroom

5'5" x 8'9"

With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Radiator. Door to airing cupboard. Tiled walls.



Bedroom One

10'7" x 12'8"

Set of double glazed windows to the front. Radiator. Doors to built in wardrobe.

Bedroom Two

11'1" x 14'4"

Set of double glazed windows to the rear offering sea glimpses. Radiator. Door to built in wardrobe.

Bedroom Three

10'2" x 11'0"

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

External

Front

Private driveway parking for two to three vehicles leading to the carport. Lawned garden home to a variety of flowers and shrubs.

Side

PVC door to the rear garden. Set of double glazed French doors with double glazed side panel to the garage which is currently being used as a hobby room.

Garage

17'2" x 8'7"

Set of double glazed windows to the side. Power & light.

Rear

Patio seating area with room for tables and chairs which in turn leads to a lawned garden. Rear garden is bordered by fencing and home to a variety of flowers, trees and shrubs. Detached greenhouse. Detached garden shed.

Services

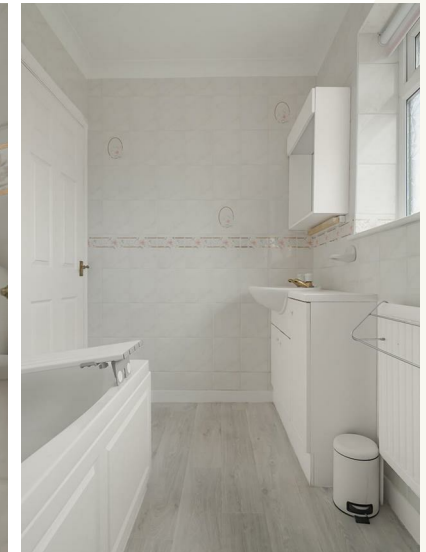
Mains water, gas, and electricity. Current broadband is supplied by Virgin Media. Superfast broadband available. Phone signal available with multiple networks.

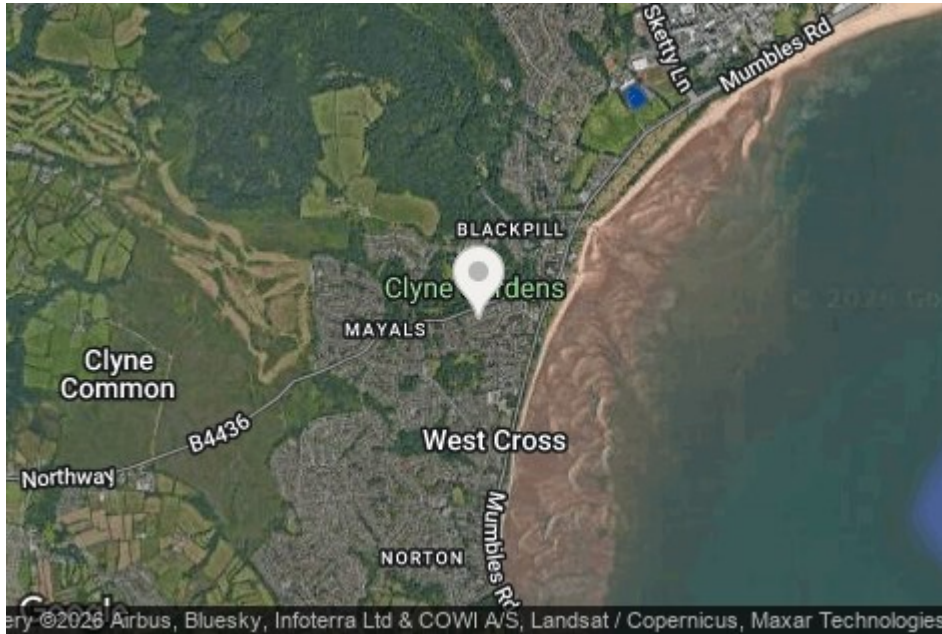
Council Tax Band

Council Tax Band - F

Tenure

Freehold.





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



Total area: approx. 131.2 sq. metres (1411.9 sq. feet)

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Plan produced using PlanUp.