



## Plot 1B, Land East Of 24, Southerndown Avenue, Mayals, SA3 5EL

Four Bedrooms  
Three Bathrooms  
Two Reception Rooms  
10 Year Warranty

FREEHOLD

2,493 sqft

OFFERS IN THE REGION OF

**£765,000**

*A refined new home with  
space, light and a quietly  
elevated outlook.*





A beautifully crafted contemporary home, offering generous proportions, thoughtful design and a superb position overlooking a leafy valley.











Constructed by the highly regarded local developer Clews Homes, this impressive new build offers 2,493sqft of carefully arranged accommodation across three floors, finished to a high and considered standard throughout.

The house is approached via a smart paved driveway providing off-street parking alongside an integral garage. The frontage is clean and modern, setting the tone for what lies within.

Internally, the ground floor is centred around a superb kitchen dining room that runs from front to rear, creating a natural heart to the home. This is a bright, sociable space with a quality fitted kitchen and ample room for dining and day-to-day living. Doors open out to the rear terrace, drawing in light and connecting the interior to the setting beyond. A second reception room provides flexibility as a more formal sitting room, snug or home office. A utility room and cloakroom complete the practical elements of the ground floor.

The first floor offers four well-proportioned double bedrooms, two of which benefit from ensuite shower rooms. The principal bedroom is particularly well considered, while the remaining bedrooms are served by a luxurious family bathroom finished in a contemporary style.

Arranged across the top floor is a spacious living room – an excellent and versatile space that enjoys an elevated position within the house and lends itself equally well as a main lounge, cinema room or additional guest accommodation.

Externally, the rear garden rises away from the house, and the developer has responded thoughtfully by creating a generous decked terrace spanning the width of the property. This provides a superb outdoor entertaining space with a pleasant, leafy outlook across the valley.

The property is offered with the reassurance of a 10-year structural warranty and reflects a high standard of build quality throughout. The accompanying floorplans (see attached) illustrate the well-balanced layout across all three storeys.





Tenure:  
Freehold

Services:  
Mains electricity, wa-  
ter and drainage. Gas  
central heating.

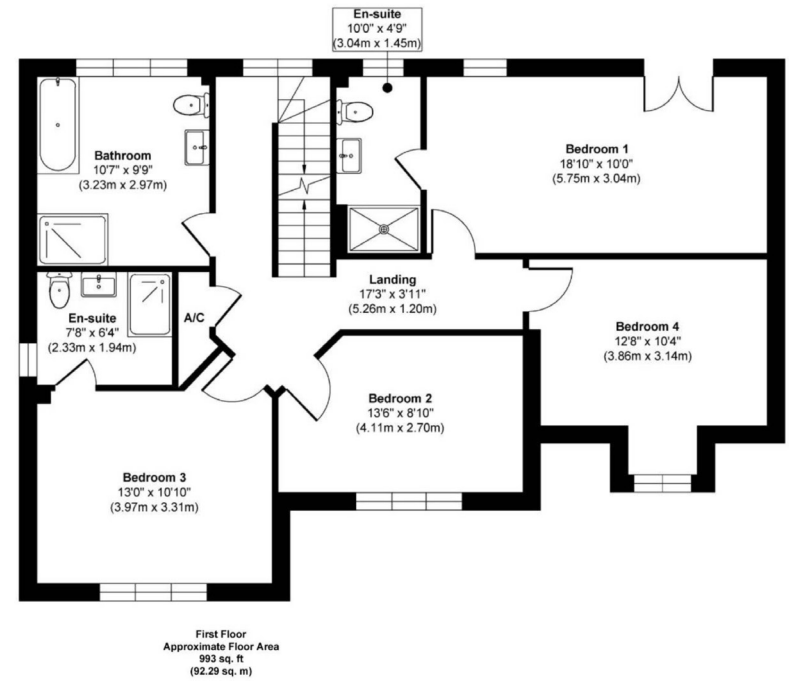
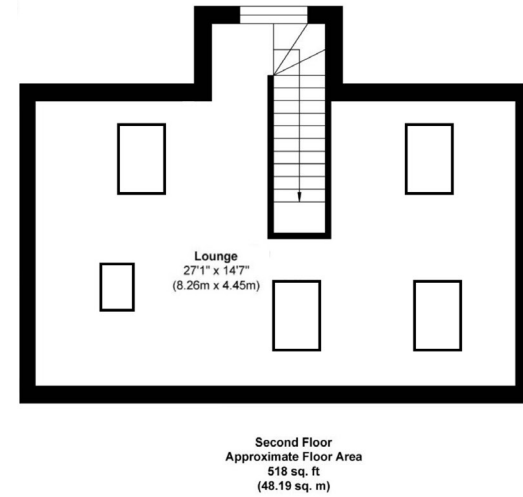
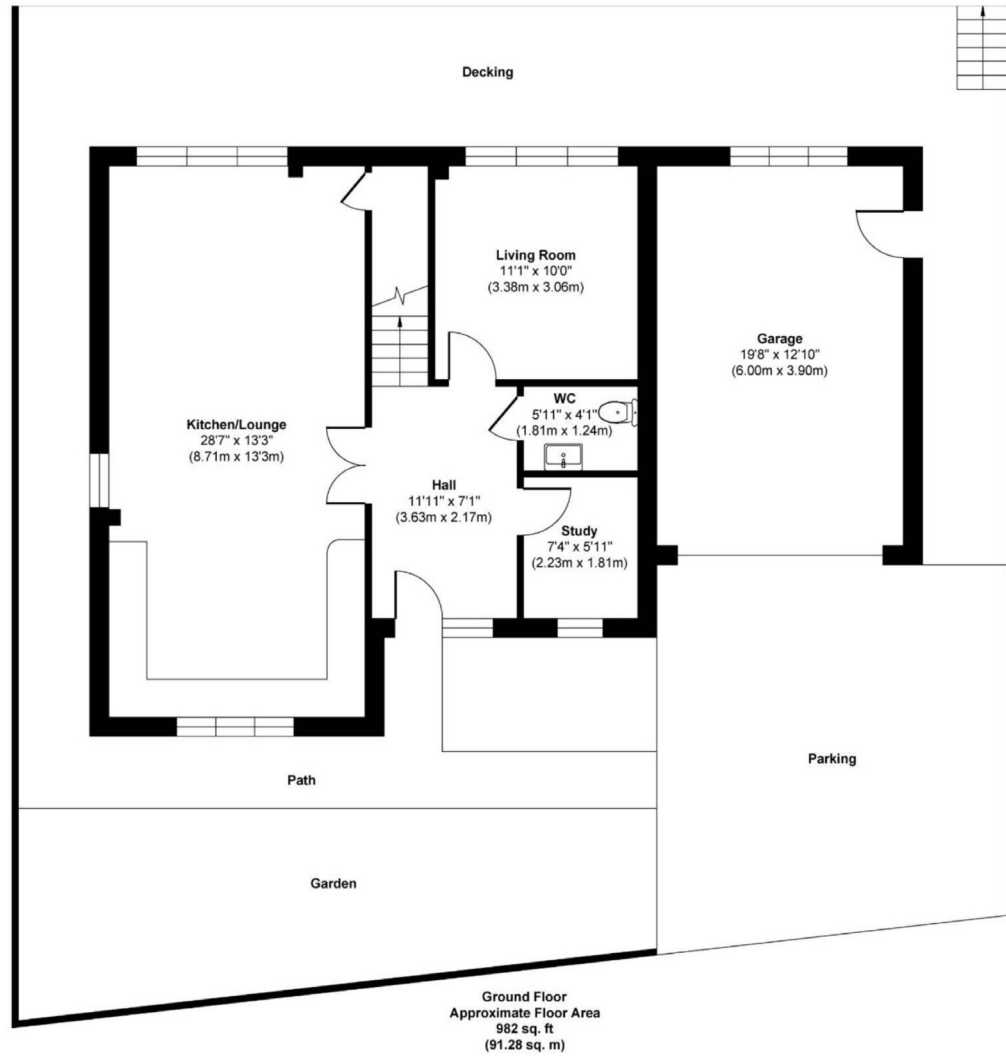
Council Tax Band:  
TBC

EPC Rating:  
TBC









**Approx. Gross Internal Floor Area 2493 sq. ft / 231.76 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Location

Southerndown Avenue is a well-regarded residential address within Mayals, known for its peaceful setting and proximity to both coastline and countryside. From the house, it is approximately 0.6 miles to the sea-front at Blackpill, where the promenade offers level walks along Swansea Bay and access to the cycle path linking Mumbles and Swansea.

Clyne Gardens, one of Swansea's most beautiful green spaces, lies just 0.3 miles away and provides a wonderful setting for walks throughout the seasons. For day-to-day amenities, Killay shopping precinct is within approximately 1 mile, offering a range of independent shops, cafés and convenience stores, while Mumbles village, around 1.5 miles away, provides a more vibrant mix of boutiques, restaurants and waterfront living.

For those drawn to the wider Gower Peninsula, the gateway to the AONB is within easy reach, with Langland Bay approximately 2 miles away and Caswell Bay just beyond, both offering excellent beaches and coastal walks.

The area is well regarded for schooling, with Bishopston Comprehensive School (circa 2.5 miles) being one of the most sought-after in the region, alongside a selection of well-performing primary schools nearby.

Commuting is straightforward, with Swansea city centre around 3 miles away and the M4 motorway (Junction 47) approximately 5 miles distant, providing access to Cardiff and beyond.





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