

17 Sunningdale
Avenue, Mayals,
Swansea, SA3 5HR



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Offers Over
£335,000



Located on the sought-after Sunningdale Avenue in Mayals, this charming three-bedroom detached family home offers comfortable living in a prime position just a short distance from the scenic Mumbles Bay. Enjoying partial sea views from the main bedroom, the property is ideal for those seeking a coastal lifestyle with all the benefits of a peaceful residential setting.

With a generous plot size of 0.09 acres and a total floor area of 973 square feet, the home features two well-proportioned reception rooms, creating versatile spaces for both relaxing and entertaining. The ground floor layout comprises a welcoming hallway, a kitchen, and a dining room that flows seamlessly into the lounge, enhancing the sense of space and natural light.

Upstairs, you'll find three bedrooms, a bathroom, and a separate W/C. Bedroom one offers a glimpse of the sea, adding a unique touch to the home's appeal.

Outside, the property is complemented by a lawned front garden and a driveway providing off-road parking for two to three vehicles. Side access is available on both sides of the house, leading to a rear garden that features a pleasant seating area, perfect for al fresco dining, with steps up to a lawn surrounded by a colourful array of flowers and shrubs.

This is a superb opportunity to acquire a well-positioned family home close to coastal walks, local amenities, and excellent schools.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to downstairs storage. Door to the dining room. Door to the kitchen.

Dining Room

12'1" x 11'1"

with an opening to the lounge. Set of double glazed sliding doors to the rear garden. Radiator.

Lounge

13'1" x 11'7"

You have a double glazed bay window to the front. Radiator. Spotlights. Opening to the dining room.

Lounge

Kitchen

9'2" x 7'10"

You have a set of double glazed windows to the rear. Frosted glazed door to the side. Spotlights. Running work surface incorporating a stainless steel sink. Four ring gas hob with oven and grill under. Extractor hood over. Pantry. Space for American style fridge freezer. Spotlights.

Kitchen

First Floor

Landing

You have a frosted double glazed window to the side. Loft access. Door to the bathroom. Doors to bedrooms. Door to separate WC.

Bedroom One

Bedroom One

11'1" x 14'11"

You have a double glazed bay window to the front offering partial sea views. Radiator. Doors to built-in wardrobe.

Bedroom Two

11'2" x 11'1"

You have a set of double glazed windows to the rear. Radiator. Sliding doors to built-in wardrobe.

Bedroom Two

Bedroom Three

9'8" x 7'1"

You have a double glazed window to the front and a radiator.

Bathroom

5'3" x 7'0"

You have a frosted double glazed window to the rear. Suite comprising; bathtub with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. extractor fan.



Bathroom

WC

With a frosted double glazed window to the side. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

External

Front

You have a lawned garden with driveway parking for two to three vehicles. Side access on both sides of the property.

Aerial Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect

Rear

You have a seating area which in turn leads up to a lawned garden home to a variety of flowers and shrubs.

Rear Garden

Rear Garden

Rear Garden

Garage

17'8" x 9'5"

With a set of glazed windows. Power and light. Plumbing for washing machine. Space for tumble dryer.

Services

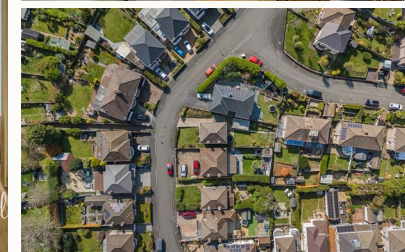
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - superfast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

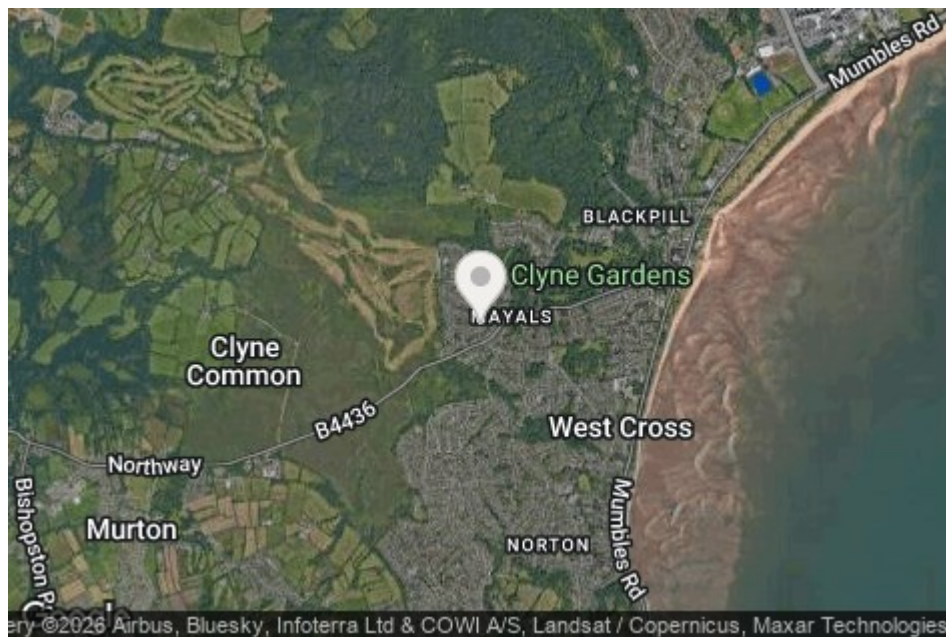
Council Tax Band

Council Tax Band - E

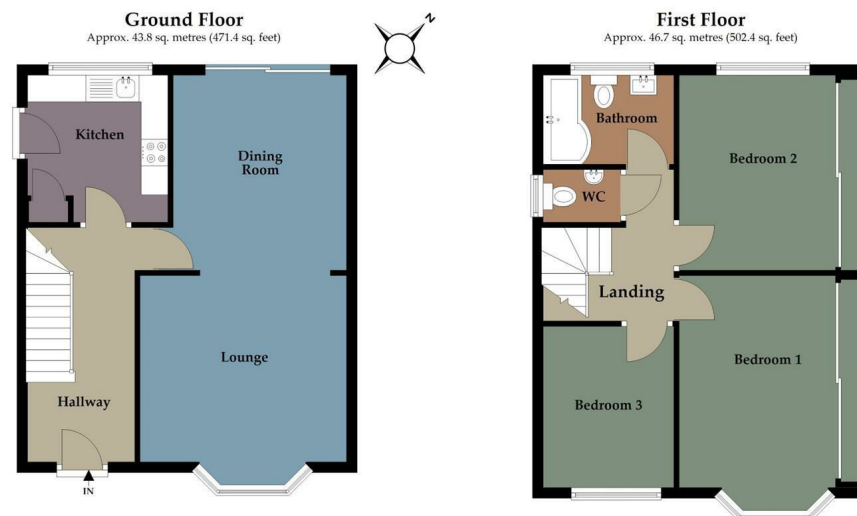
Tenure

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		
	57	78
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 90.5 sq. metres (973.8 sq. feet)

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Plan produced using PlanUp.