

70 Mayals Avenue,  
Blackpill, Swansea,  
SA3 5DD





# 70 Mayals Avenue, Blackpill, Swansea, SA3 5DD

Price

£450,000



From its elevated position overlooking the curve of Swansea Bay, this home enjoys beautiful sea views from the lounge and principal bedrooms, creating a natural connection to the coast that defines life here. The house sits within an impressive plot of around 0.08 acres and extends to approximately 1,510 square feet, offering a sense of space and light that runs throughout.

The ground floor has been designed for both comfort and flow, with a welcoming hallway leading to a generous lounge where large windows frame the bay beyond. A separate dining room opens to a bright conservatory that captures the afternoon sun, while the kitchen offers a practical and well-arranged workspace with views over the garden. Upstairs, three bedrooms provide calm and proportionate accommodation, two enjoying the same coastal outlook, complemented by a bathroom and separate cloakroom.

Outside, the frontage features driveway parking for several vehicles and a neatly kept lawn bordered by mature shrubs. The rear garden offers a peaceful and easily maintained setting with a patio terrace ideal for outdoor dining, leading to a gravelled area enclosed by a mix of wall and fencing. There is side access, a garage and useful storage, ensuring the space functions as well as it feels.

The setting combines convenience with a coastal charm unique to this part of Blackpill. The promenade and beach are moments away, inviting morning walks or cycle rides towards Mumbles or the city. Nearby, Clyne Gardens provides a beautiful retreat with ornamental planting and woodland trails, while the Clyne Valley Country Park extends opportunities for outdoor exploration. Local cafés and amenities line the nearby Mumbles Road, and the area is well served by respected schools including Bishopston Comprehensive. Road links and bus routes connect easily to Swansea and beyond, making this a location that balances calm with connectivity.





### Entrance

Via a frosted double glazed PVC door into the hallway.

### Hallway

With stairs to the first floor. Radiator. Door to the lounge. Door to the dining room. Opening to the kitchen. Parquet flooring.

### Lounge

21'9" x 12'6"

You have a double glazed bay window to the front offering partial sea views of Swansea Bay and beyond. Two radiators. Set of double glazed picture windows to the front. Parquet flooring. Electric fire set on marble hearth.

### Dining Room

20'9" x 11'0"

You have a double glazed sliding door to the conservatory. Opening to the kitchen. Two radiators. Parquet flooring. Gas fire set on marble hearth.

### Conservatory

10'3" x 11'1"

You have a set of double glazed windows to the rear. Set of double glazed French doors to the rear.

### Kitchen

11'4" x 10'8"

You have a frosted double glazed PVC door to the side. Set of double glazed windows to the rear. Radiator. Part tiled walls. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Space for cooker. Space for fridge freezer. Space for dishwasher. Plumbing for washing machine.

### First Floor

#### Landing

You have a feature stained glass window to the side. Loft access (via pull down ladder, loft is partly boarded). Radiator. Door to cloakroom. Door to bathroom. Doors to bedrooms.

#### Cloakroom

6'6" x 2'10"

You have a frosted glazed window to the side. WC. Radiator. Tiled walls.

#### Bathroom

5'4" x 10'5"

You have a set of frosted double glazed windows to the rear. Suite comprising; bathtub with shower over. Wash hand basin. Tiled floor. Tiled walls. Door to airing cupboard.







### Bedroom One

9'11" x 12'7"

You have a double glazed bay window to the front which offers partial sea views of Swansea Bay and beyond. Radiator.

### Bedroom Two

12'10" x 8'10"

You have a set of double glazed windows to the front offering partial sea views of Swansea Bay and beyond. Radiator. Doors to built in wardrobes.

### Bedroom Three

14'8" x 10'10"

Currently used as a dressing room. With a set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

### External

#### Front

You have driveway parking for two to three vehicles leading to the garage. Lawned garden. Home to a variety of shrubs. Side access to the rear.

#### Rear

Low maintenance comprising of a patio seating area with ample room for tables and chairs, which in turn leads to a graveled area. The rear garden is home to a variety of shrubs bordered by wall and fencing. You have a door to the drive. Door to the garage and doors to storage areas.

### Garage

15'11" x 8'5"

Via 'up & over' door. Power and light.

### Services

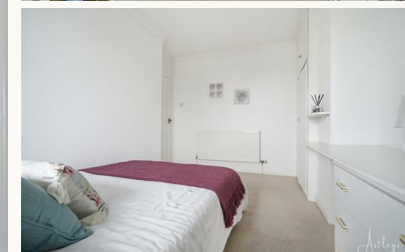
Mains water, gas, and electricity. Current broadband is supplied by Virgin Media. Superfast broadband available. Phone signal available with multiple networks.

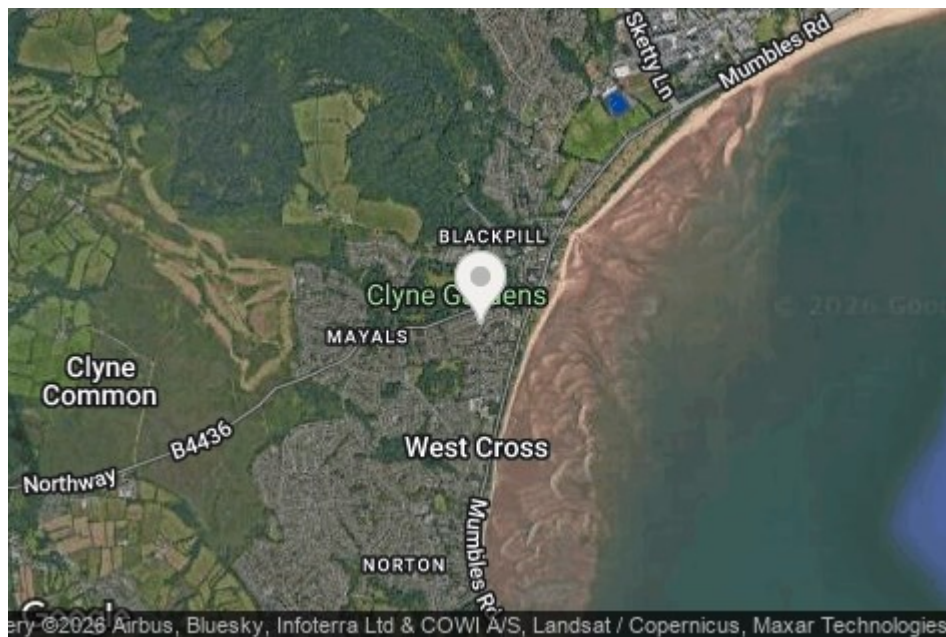
### Council Tax Band

Council Tax Band - F

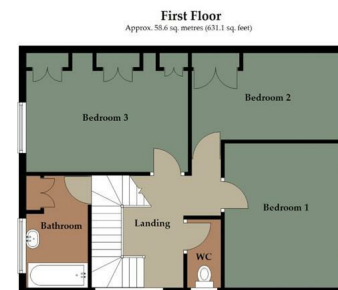
### Tenure

Freehold.





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



Total area: approx. 140.4 sq. metres (1510.9 sq. feet)

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