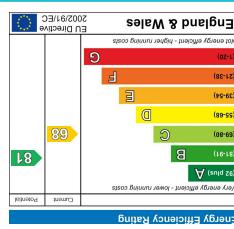
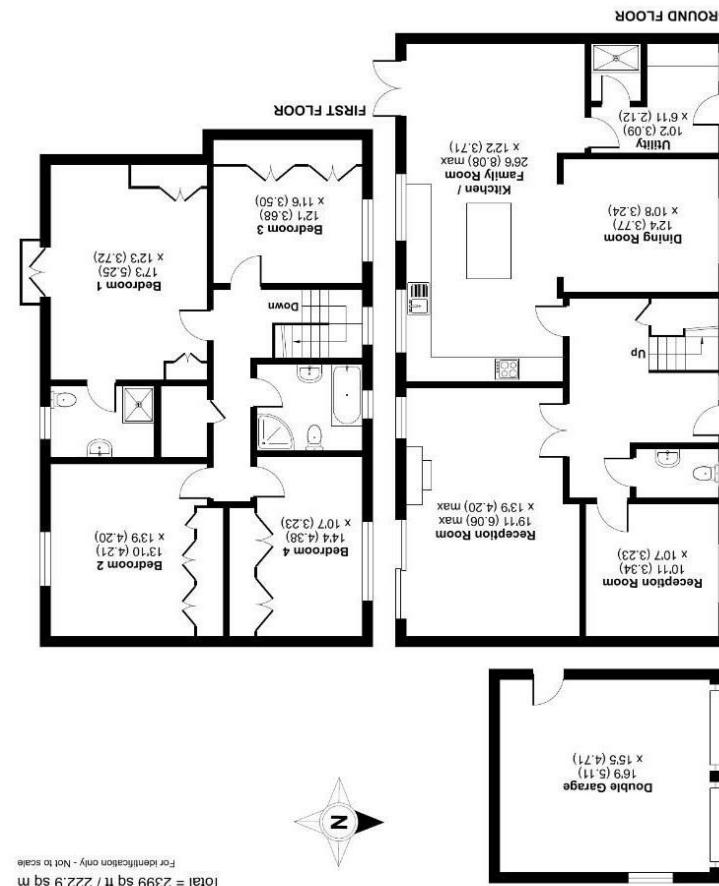


AREA MAP

These particulars or representations of facts, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as or warranty in respect of the property.



EPC



Westport Avenue, Swansea, SA3

FLOOR PLAN



DAWSONS

63 Westport Avenue

Mayals, Swansea, SA3 5EF

Asking Price £725,000



GENERAL INFORMATION

Impressive and Extended Four Double Bedroom Detached Family Home in Sought-After Mayals Location with Sea Views

Situated in the desirable area of Mayals, this extended and spacious four double bedroom detached family home offers a fantastic opportunity for comfortable modern living in a prime location. Ideally placed close to excellent local amenities, well-regarded schools, and the beautiful Clyne Gardens, this property is perfectly suited for family life.

Having been thoughtfully extended, the home provides generous and versatile living space throughout. The accommodation comprises a spacious entrance hallway, two reception rooms, and a large, modern fitted kitchen/family room—perfect for everyday living and entertaining alike. The ground floor also benefits from a contemporary shower room and a useful cloakroom.

On the first floor, you'll find four well-sized double bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom. The rear-facing rooms enjoy elevated sea views, bringing added charm to this already impressive home.

Externally, the property features a private driveway leading to a detached garage, providing ample off-road parking. The private, enclosed rear garden is tiered and beautifully maintained, laid mainly to lawn with mature shrubs and trees, and includes a patio area that captures far-reaching sea views—ideal for outdoor dining or relaxation.

This substantial family home must be viewed internally to fully appreciate the space, quality, and setting on offer. A rare opportunity in one of Swansea's most sought-after residential areas.



DAWSONS

FULL DESCRIPTION

Entrance Hall



DAWSONS

WC

Reception Room

10'11 x 10'7 (3.33m x 3.23m)



DAWSONS

Reception Room

19'11 max x 13'9 max (6.07m max x 4.19m max)

Kitchen / Family Room

26'6 max x 12'2 (8.08m max x 3.71m)



DAWSONS

Dining Room

12'4 x 10'8 (3.76m x 3.25m)

Utility Room

10'2 x 6'11 (3.10m x 2.11m)

Shower Room



DAWSONS



Stairs To First Floor

Landing

Bedroom 1

17'3 x 12'3 (5.26m x 3.73m)

Ensuite

Bedroom 2

13'10 x 13'9 (4.22m x 4.19m)

Bedroom 3

12'1 x 11'6 (3.68m x 3.51m)

Bedroom 4

14'4 x 10'7 (4.37m x 3.23m)

Bathroom

Parking

Parking is available at this property via the driveway and double garage.

Garage

16'9 x 15'5 (5.11m x 4.70m)

Tenure

Freehold

Council Tax Band

H

EPC - D

Services

Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information coverage regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

