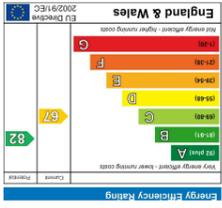
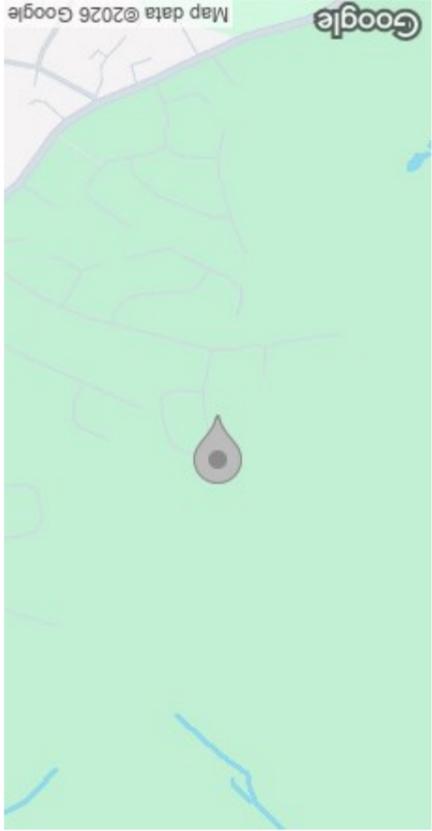


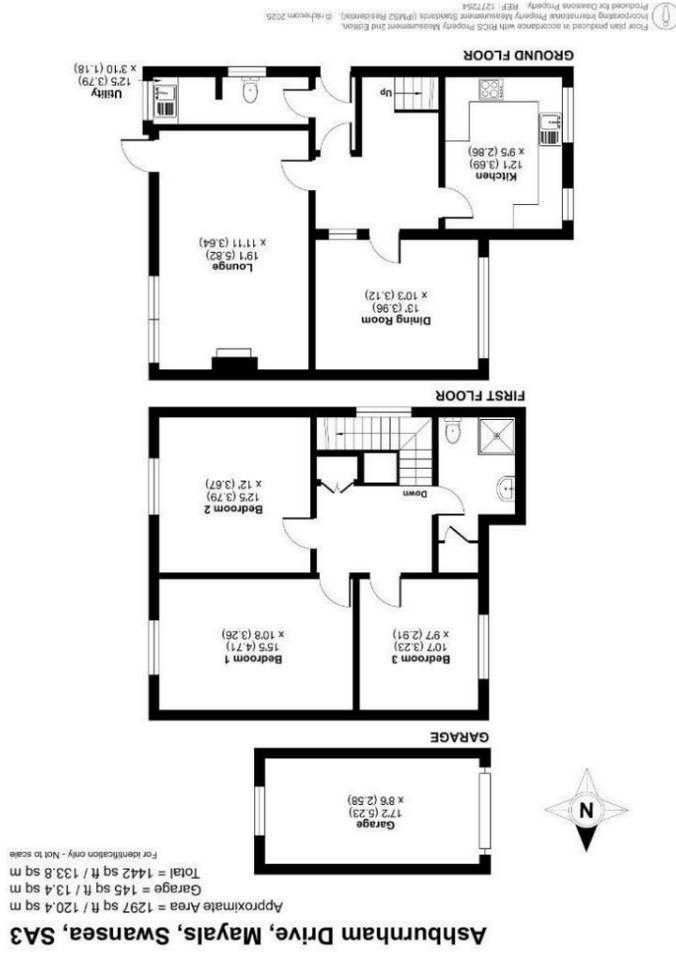
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



DAWSONS

20 Ashburnham Drive  
 Mayals, Swansea, SA3 5DS  
 Offers Over £355,000



## GENERAL INFORMATION

Situated in the sought-after village of Mayals, just a short distance from the vibrant coastal town of Mumbles and the stunning Gower Peninsula, this delightful 1960s detached home presents a wonderful opportunity for buyers seeking a spacious and well-maintained property with fantastic potential to modernise.

Set back from the road, the home welcomes you via an entrance porch, which leads into a practical utility room and convenient ground floor WC. From here, step into a generous entrance hall giving access into the main living spaces.

The large lounge enjoys tranquil views over the rear garden through wide picture windows, with an additional glazed door providing access to the patio—perfect for summer days and entertaining. To the front, a well-proportioned dining room provides an inviting space for family meals.

The kitchen, while ready for updating, offers a functional layout with a range of wall and base units, providing a great foundation for a contemporary redesign.

Upstairs, the property features three generous sized double bedrooms, two of which are positioned to the rear and boast sea views to wake up to. A shower room completes the accommodation on this level.

Outside, the front garden is laid to lawn with mature shrubs, and a private driveway leads to a detached single garage. The rear garden is a hidden gem, offering a mix of patio and lawn areas bordered by mature planting—ready to be brought back to life and enjoyed once more.

This home situated in a quiet and peaceful setting close to the golf course, and within walking distance of the picturesque Clyne Gardens has been lovingly maintained over the years and now awaits a new owner to unlock its full potential. With its prime location, sea views, and scope to add value, early viewing is highly recommended.

## FULL DESCRIPTION

### Entrance Porch

### Utility / Cloakroom

12'5 x 3'10 (3.78m x 1.17m)

### Entrance Hall

### Lounge

19'1 x 11'11 (5.82m x 3.63m)

### Dining Room

13' x 10'3 (3.96m x 3.12m)

### Kitchen

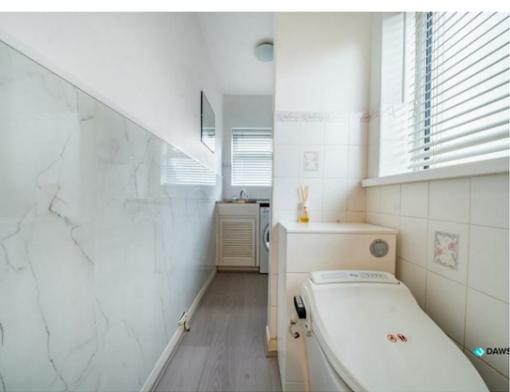
12'1 x 9'5 (3.68m x 2.87m)

### Stairs To First Floor

### Landing

### Bedroom 1

15'5 x 10'8 (4.70m x 3.25m)



### Bedroom 2

12'5 x 12' (3.78m x 3.66m)

### Bedroom 3

10'7 x 9'7 (3.23m x 2.92m)

### Bathroom

### Parking

Driveway parking for three vehicles leading to a detached single garage.

### Garage

17'2 x 8'6 (5.23m x 2.59m)

### Tenure

Freehold

### Council Tax Band

F

### EPC - D

### Services

Mains gas, electric, water & drainage. There is a water meter. Broadband - You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant we cannot confirm. The last Known broadband supplier was Virgin media.

### Additional Information

The property was built in the 1960's and Asbestos products may have been used in the original construction of the garage roof. Buyers are advised to carry out further checks with their surveyor.

