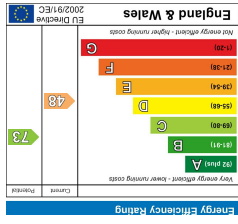
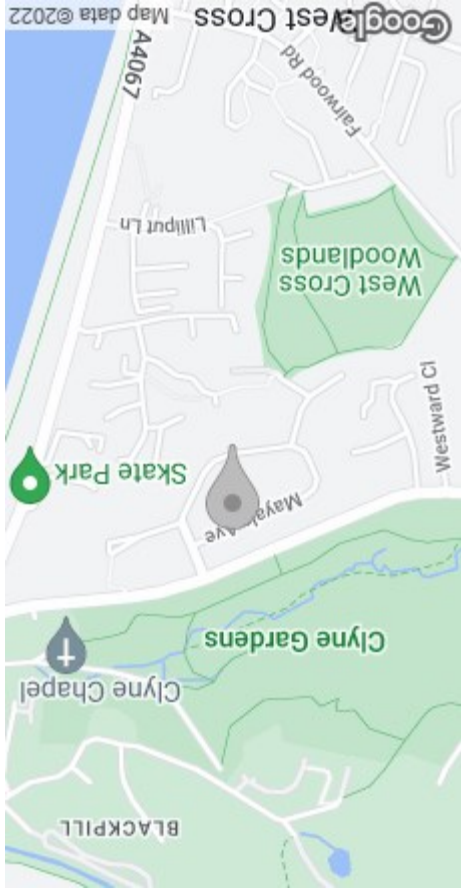


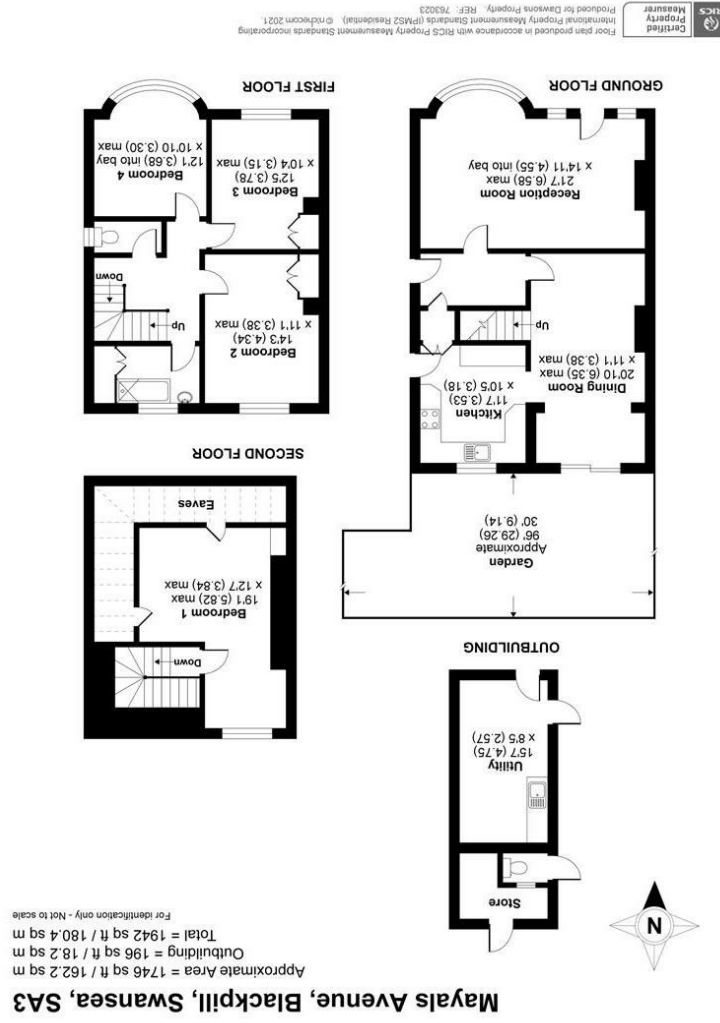
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EPC



AREA MAP



FLOOR PLAN



73 Mayals Avenue  
 Blackpill, Swansea, SA3 5DD  
 Asking Price £399,950



## GENERAL INFORMATION

A traditional four bedroom semi detached house situated in the leafy suburb of Mayals. Ideally located at the gateway to Gower and within a mile and a quarter of the bustling seaside village of Mumbles. The property briefly comprises: entrance hallway, lounge, dining room open plan into study area and fitted kitchen. To the first floor are three bedrooms, bathroom and W.C. To the second floor is a fourth bedroom. Externally the property benefits from driveway parking for several cars leading to a car port area along with a lawned garden area. To the rear is a level and enclosed generous size garden along with a patio seating area and various storage/out houses. Viewing is recommended. EPC - E. Leasehold - 932 years remaining. Ground Rent - £15.74 per annum. Council Tax Band - F.

## FULL DESCRIPTION

### Entrance

Enter via glazed door to side into:

### Hallway

Stairs to first floor with under stairs storage cupboard. Radiator. Herringbone flooring. Rooms off.

### Lounge

21'7 x 14'11 (6.58m x 4.55m)

Double glazed bay window and door to front providing an abundance of natural light, creating a bright and airy feel. A feature fireplace housing gas fire set within a decorative stone surround is a charming focal point.

### Dining Room

20'10 x 11'1 (6.35m x 3.38m)

Large full length double glazed window to rear, with glazed door leading to garden connecting the outdoors and interior beautifully. Space to accommodate large dining table. Decorative stone fireplace. Radiator. Herringbone flooring.



### Kitchen

11'7 x 10'5 (3.53m x 3.18m)

Double glazed window to rear and door to side. Fitted with a range of wall and base units with complementary work surfaces over incorporating bowl and a half stainless steel sink and drainer unit with mixer tap. Integrated appliances include fridge/freezer, dishwasher and inset four ring gas hob with extractor hood over and electric oven below. Tiled splashback and flooring.

### First Floor

#### Landing

Double glazed feature window to side. Stairs to attic room. Rooms off.

#### W.C

Double glazed window to side. W.C.

#### Bedroom Four

12'1 into bay x 10'10 @ max (3.68m into bay x 3.30m @ max)

Double glazed bay window to front. Radiator. Coved ceiling.

#### Bedroom Three

12'5 x 10'4 (3.78m x 3.15m)

Double glazed window to front. Built in cupboard. Radiator. Coved ceiling.

#### Bedroom Two

14'3 x 11'1 @ max (4.34m x 3.38m @ max)

Double glazed window to rear. Built in cupboard. Radiator. Coved ceiling.

#### Bathroom

Double glazed frosted window to rear. Two piece suite comprising pedestal wash hand basin and panel bath with shower over. Fully tiled walls. Built in airing cupboard. Radiator. Access to loft space.

#### Attic Room/Bedroom One

19'1 @ max x 12'7 @ max (5.82m @ max x 3.84m @ max)

Double glazed window to rear. Storage into eaves. Radiator.

#### External

To the front of the property is a paved driveway providing ample off road parking. The remainder of the garden is laid to lawn and bordered with mature shrubs. To the rear of the property is a generous sized garden laid to lawn housing a variety of mature shrubs and trees. Fully enclosed to all sided enjoying a good degree of privacy. Benefitting from a large outhouse incorporating base units with stainless steel sink, power supply and plumbing for washing machine.

#### Tenure

Leasehold - 932 years remaining. Ground Rent - £15.74 per annum

