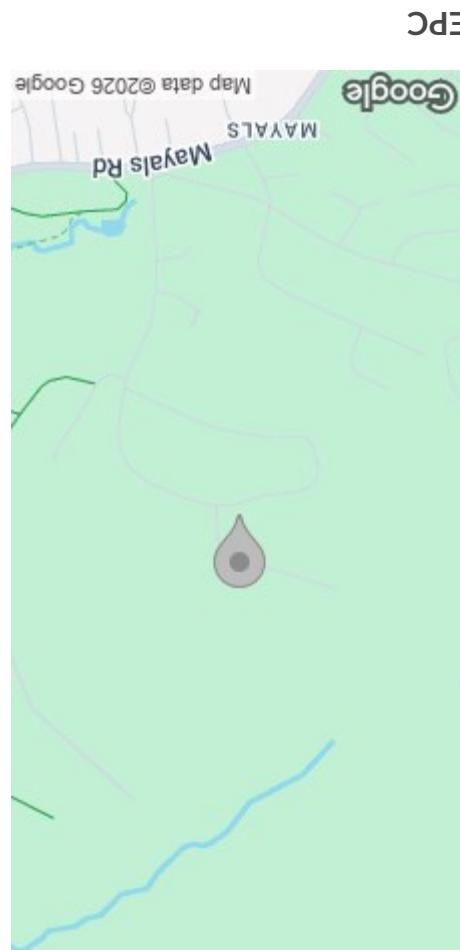


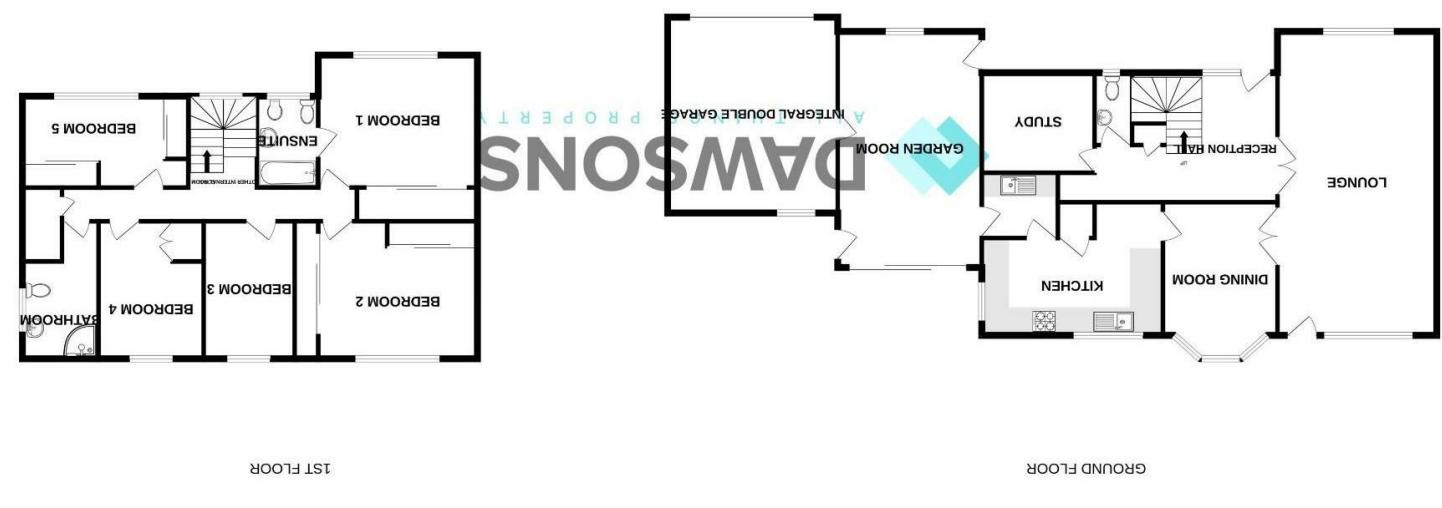
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves of their accuracy, particularly with regard to measurements and descriptions of the property. Prices, rents and other details are approximate and no responsibility is taken for any errors in the particulars or the misdescription of the property. Any interested parties must satisfy themselves as to the accuracy of any information contained in these particulars.

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AREA MAP

FLOOR PLAN



## GENERAL INFORMATION

Situated on the highly sought-after Westport Avenue in the desirable area of Mayals, this impressive five-bedroom detached home offers generous living space, sea views, and excellent family accommodation throughout.

A large and welcoming entrance hall sets the tone on arrival, providing an immediate sense of space and flow. From here, you are led through to a substantial lounge, ideal for both relaxing and entertaining. The dining room features an attractive bay window overlooking the garden, creating a bright and elegant setting for family meals and special occasions. In addition, there is a versatile study to the ground floor, perfect for home working, along with a convenient downstairs WC.

The kitchen is well-positioned at the heart of the home, complemented by a separate utility room for added practicality. A delightful garden room provides additional reception space and enjoys views across the rear garden, making it a perfect spot to unwind. An integral double garage offers excellent storage and secure parking.

Upstairs, the property comprises five well-proportioned bedrooms, one of which benefits from its own en suite shower room. Several bedrooms include fitted wardrobes, while the remaining rooms offer flexibility for family living, guests, or additional workspace. A well-appointed family bathroom serves the other bedrooms.

Externally, the property is approached via a driveway providing ample off-road parking. The rear garden offers a pleasant outdoor space with the added advantage of sea views – a rare and enviable feature that enhances this wonderful home.

Further benefits include solar photovoltaic panels installed at the property. The system is owner-owned, allowing the current owner to benefit from the feed-in tariff. An electric vehicle (EV) charging point is also installed, adding to the home's modern efficiency and convenience.



## FULL DESCRIPTION

### Reception Hall

### Lounge

26'2" x 13'8" (7.99 x 4.18)



### Dining Room

13'5" x 9'10" (4.11 x 3.01)

### Kitchen

15'7" x 11'5" (4.75 x 3.50)

### Study

9'8" x 8'7" (2.96 x 2.63)

### Garden Room

### Downstairs WC

### Integral Garage

16'10" x 14'7" (5.14 x 4.46)



**Bedroom 1**  
13'8" x 11'5" (4.18 x 3.48)

**En Suite**  
7'10" x 5'3" (2.40 x 1.61)

**Bedroom 2**  
13'8" x 11'10" (4.18 x 3.62)

**Bedroom 3**  
11'10" x 7'10" (3.62 x 2.39)

**Bedroom 4**  
11'10" x 9'0" (3.62 x 2.76)

**Bedroom 5**  
14'3" x 7'10" (4.35 x 2.40)

**House Bathroom**  
11'10" x 6'6" (3.61 x 2.00)

**Parking**  
Driveway parking and double garage

**Tenure**  
Freehold

**Council Tax Band**  
G

**Services**  
Mains gas, electric, water & drainage.  
There is a water meter.  
The current sellers broadband is currently with Sky. Please refer to the Ofcom checker for further coverage information.  
Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.  
Solar photovoltaic panels are installed at the property. The system is owner-owned, and the owner benefits from the feed-in tariff.

An electric vehicle (EV) charging point is installed at the property.

**EPC - TBC**

