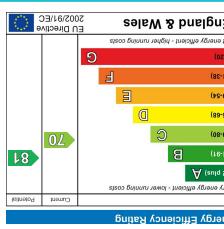




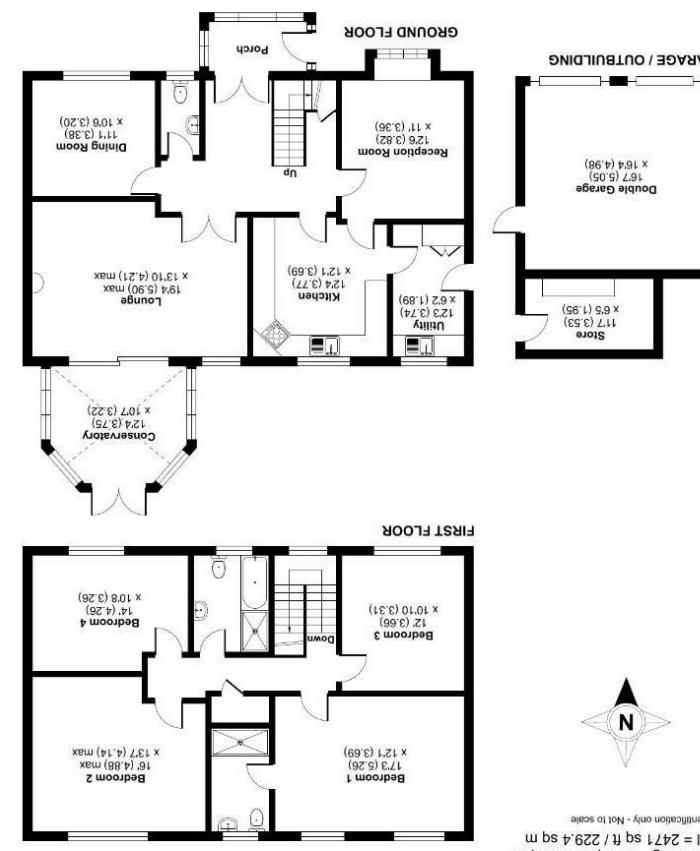
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Westport Avenue, Mayals, Swansea, SA3

FLOOR PLAN



DAWSONS

## GENERAL INFORMATION

Situated in the desirable area of Mayals, this generously sized four double bedroom detached family home offers a wonderful blend of comfort, space, and privacy. Ideally located close to local amenities, the picturesque Clyne Gardens, and within the catchment area for the highly regarded Bishopston Comprehensive School, this property is perfect for growing families.

The accommodation briefly comprises an inviting entrance porchway leading into a spacious hallway, providing access to three separate reception rooms, —ideal for both family living and entertaining. The fitted kitchen, with a utility room off it, offers great potential for modernisation. A delightful conservatory at the rear of the property provides stunning views of the gardens and offers a peaceful retreat.

On the first floor, you'll find four generously sized double bedrooms, with one benefiting from an en-suite shower room, as well as a well-appointed four-piece bathroom suite.

Externally, the property boasts a long driveway leading to a detached double garage, complete with a storage shed at the rear. The front garden is laid to lawn, while the rear garden is a private, mature space with shrubs and trees, and backs onto tranquil woodland, offering a peaceful and secluded environment.

Although the property is in need of some updating, it presents a fantastic opportunity to create your ideal family home. An internal viewing is highly recommended to appreciate the full potential of this property.



## FULL DESCRIPTION

### Entrance Porch



### Entrance Hall



### WC

**Dining Room**  
11'1 x 10'6 (3.38m x 3.20m)



**Lounge**  
19'4 max x 13'10 max (5.89m max x 4.22m max)



### Conservatory

12'4 x 10'7 (3.76m x 3.23m)

### Kitchen

12'4 x 12'1 (3.76m x 3.68m)

### Utility

12'3 x 6'2 (3.73m x 1.88m)



**Reception Room**  
12'6 x 11' (3.81m x 3.35m)

### Stairs To First Floor

### Landing

**Bedroom 1**  
17'3 x 12'1 (5.26m x 3.68m)

### Ensuite

**Bedroom 2**  
16' max x 13'7 max (4.88m max x 4.14m max)

**Bedroom 3**  
12' x 10'10 (3.66m x 3.30m)

**Bedroom 4**  
14' x 10'8 (4.27m x 3.25m)

### Bathroom

**Parking**  
Driveway Parking for several vehicles and a double garage.

**Double Garage**  
16'7 x 16'4 (5.05m x 4.98m)

**Store**  
11'7 x 6'5 (3.53m x 1.96m)

**Tenure**  
Freehold

**Council Tax Band**  
G

### EPC - C

### Services

Mains water, drainage, electric & gas. There is a water. Broadband -The current network is provided by Virgin. There are no known issues with mobile coverage using the vendor's supplier EE. You are advised to refer to the Ofcom checker for information regarding signal and broadband coverage.

