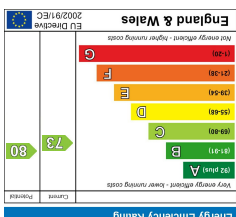
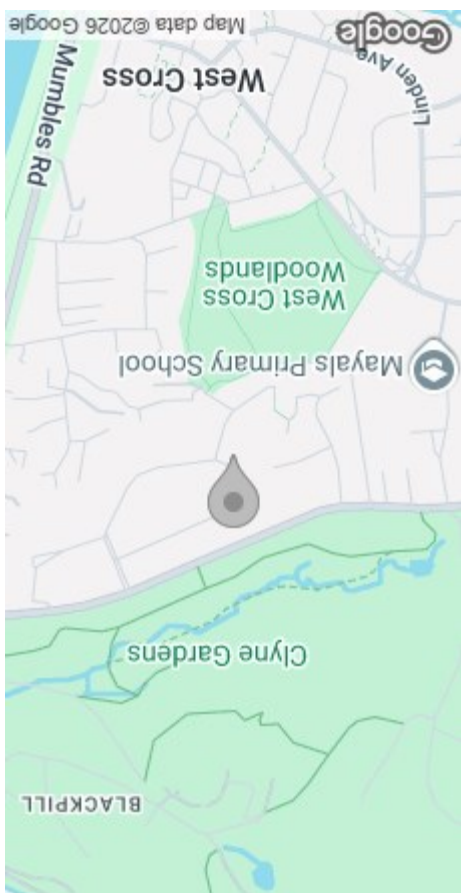


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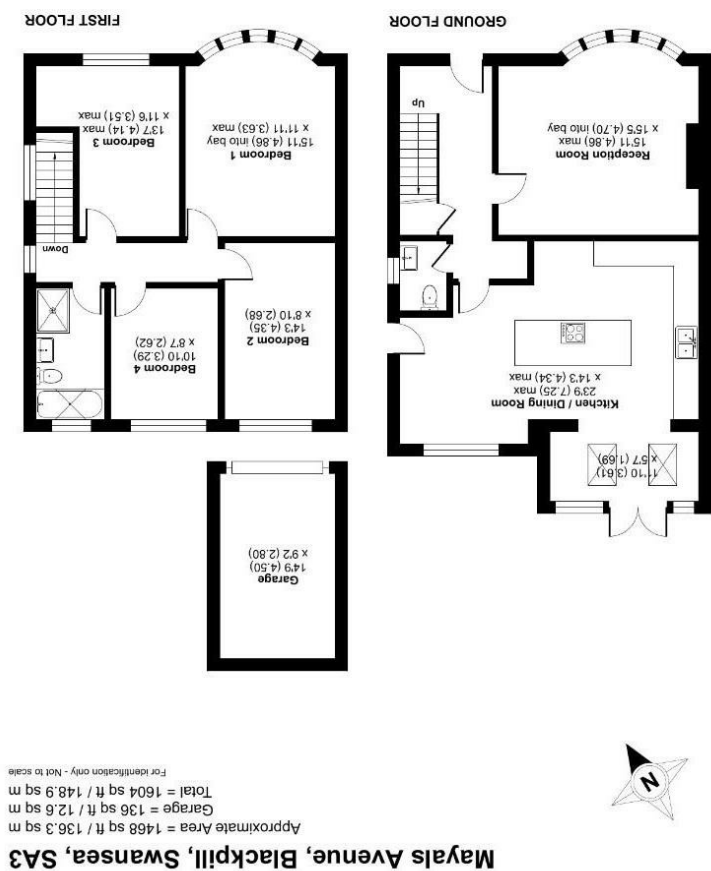


Produced for Dawsons Property, REF: 1479251

## EPC



## AREA MAP



## FLOOR PLAN



**53 Mayals Avenue**  
Blackpill, Mayals, Swansea, SA3 5DB  
**Asking Price £495,000**



GENERAL INFORMATION

Situated on the sought-after Mayals Avenue, just a short distance from the picturesque seafront promenade and vibrant village of Mumbles, this traditional four-bedroom semi-detached home offers spacious family accommodation in a prime residential location.

Occupying a generous plot, the property benefits from a substantial south-facing level rear garden, creating an excellent space for family life, outdoor entertaining and relaxation.

The heart of the home is the superb open-plan kitchen, dining and family room. The beautifully appointed modern fitted kitchen features a central island and a range of contemporary integrated appliances, combining style with practicality for everyday living. Patio doors open directly onto the rear garden, creating a seamless transition between indoor and outdoor spaces, ideal for entertaining guests and enjoying al fresco dining during the warmer months.

To the front of the property, a separate lounge enjoys a charming bay window, allowing an abundance of natural light to flood the room while retaining the character expected of a traditional family home.

The property further benefits from a driveway and garage to the side, providing ample off-road parking and useful storage space. Previously approved planning permission for a two-storey rear extension and front dormer presents an exciting opportunity for prospective purchasers to further enhance the accommodation and create an even larger family home. In addition, the property offers excellent potential for a loft conversion, which could enjoy spectacular sea views, subject to the necessary consents.

To the first floor are four well-proportioned bedrooms together with a recently renovated contemporary family bathroom, featuring both a walk-in shower and separate bath.

Attractive sea views enjoyed across Mumbles Bay from the first floor, further enhancing the appeal of this exceptional home and desirable coastal setting.

FULL DESCRIPTION

Entrance Hall

Reception Room  
15'11 max x 15'5 into bay (4.85m max x 4.70m into bay)

Kitchen / Dining Room  
23'9 max x 14'3 max (7.24m max x 4.34m max)

Dining Area  
11'10 x 5'7 (3.61m x 1.70m)

WC

Stairs To First Floor

Landing

Bedroom 1  
15'11 into bay x 11'1 max (4.85m into bay x 3.38m max)



Bedroom 2  
14'3 x 8'10 (4.34m x 2.69m)

Bedroom 3  
13'7 max x 11'6 max (4.14m max x 3.51m max)

Bedroom 4  
10'10 x 8'7 (3.30m x 2.62m)

Bathroom

Parking  
Off road parking is available via the driveway and garage.

Garage  
14'9 x 9'2 (4.50m x 2.79m)

Tenure  
Freehold

Council Tax Band  
F

EPC - C

Services  
Mains gas, electric, water and drainage. 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 availability.

