DAWSONS
ALL THINGS PROPERTY

11 Mayals Avenue

Blackpill, Swansea, SA3 5DE

Offers Over £400,000

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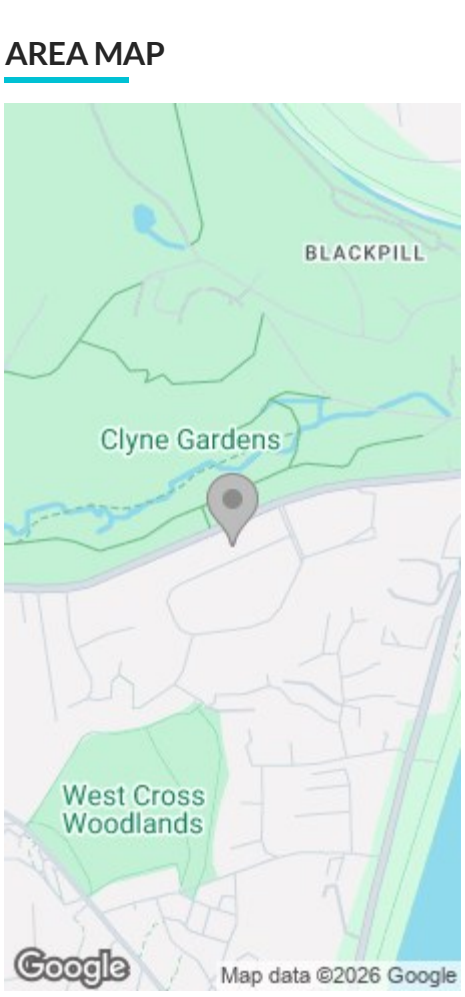


FLOOR PLAN

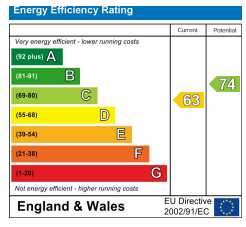


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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.

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GENERAL INFORMATION

Welcome to this delightful semi-detached residence nestled in the serene suburb of Mayals. Just a stone's throw from the vibrant Mumbles Village, this home offers easy access to an array of shops, bars, and restaurants, as well as the picturesque Mumbles front, where you can enjoy breathtaking views over Swansea Bay. Upon entering the property, you are greeted by a welcoming hallway leading to a convenient WC. The spacious lounge provides a cozy retreat, while the family area and dining area, complete with French doors, create a seamless flow to the garden, perfect for entertaining and family gatherings. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals. Ascending to the first floor, you'll find three generously sized bedrooms, a modern bathroom, and an additional separate WC, ensuring ample space for family living. The property also features an enclosed area to the side, leading to a practical utility area and workshop ideal for storage or DIY projects. Externally, the front of the property boasts driveway parking for several vehicles, ensuring convenience for residents and guests alike. The rear of the home is a tranquil oasis, featuring a level and enclosed low-maintenance garden. This outdoor space is enhanced by a charming pergola with a seating area, surrounded by mature shrubbery, offering a perfect spot for relaxation and outdoor dining. This delightful home in Mayals combines comfort, convenience, and charm, making it an ideal choice for families or anyone seeking a peaceful retreat close to the amenities and natural beauty of Mumbles. EPC D







FULL DESCRIPTION

Entrance

Hallway
10'05 x 8'04 (3.18m x 2.54m)

WC

Lounge
21'05 x 12'05 (6.53m x 3.78m)

Family Area
14'03 x 10'10 (4.34m x 3.30m)

Dining Area
10'01 x 5'05 (3.07m x 1.65m)

Kitchen
11'02 x 10'03` (3.40m x 3.12m)

Stairs To First Floor



















Landing
11'06 x 11'03 (3.51m x 3.43m)

WC
6'03 x 2'11 (1.91m x 0.89m)

Bedroom 1
12'06 x 9'11 (3.81m x 3.02m)

Bedroom 2
11 '04 x 9'06 (3.35m '1.22m x 2.90m)

Bedroom 3
14'03 x 10'07 (4.34m x 3.23m)

Bathroom
8'06 x 5'03 (2.59m x 1.60m)

Tenure
Leasehold
999 year lease from 24/06/1954 - 24/06/2953. 929 year remaining.
Ground rent £10 per annum

Council Tax Band
F

Services
Mains water, gas electric & drainage.
The current owners broadband is Fibre via Sky. Please refer to Ofcom checker for further information
The current owners are not aware of any Mobile phone coverage issues. Please refer to Ofcom checker for further information.

Additional Information
Asbestos was introduced in the 1930's and used up until the late 1990's in the production of down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive and so we advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.