Clee Tompkinson Francis

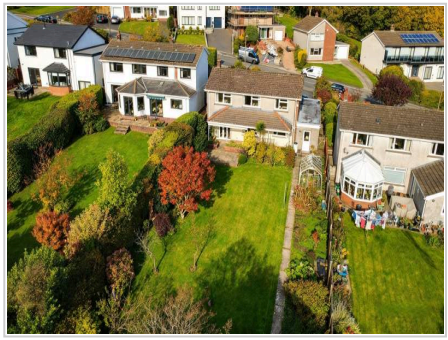
Chartered Surveyors, Valuers, Estate Agents & Auctioneers

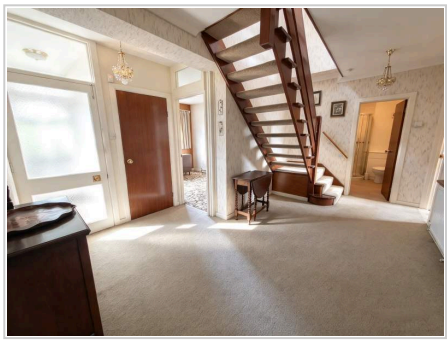
14 Offices Across South Wales

Westport Avenue
Mayals
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- Desirable Location: Sought-after residential area.
- Sea Views: Elevated outlooks.
- Four Bedrooms: Well-proportioned first-floor rooms.
- Flexible Living: Open-plan lounge/dining and study.
- Ample Parking: Driveway and double integral garage.
- School Catchment: Bishopston Comprehensive School.
- Prime Convenience: Close to Mumbles and Gower.
- No Onward Chain: Modernisation potential.

Ref: PRM12521

0

Viewing Instructions: Strictly By Appointment Only

General Description

A spacious detached 4-bed family home in desirable Mayals with stunning sea views and no chain. Occupying a large plot, accommodation includes 3 reception/study areas, kitchen, utility, and double garage. Requiring modernisation, it offers fantastic potential and sits in the Bishopston Comprehensive catchment, close to Mumbles and the Gower.

Accommodation

Ground Floor

Entrance Hall

Double glazed Composite door to front, uPVC double glazed window to side.

Hallway

Spacious hallway with stairs to first floor, large built in storage cupboard and radiator.

Study (11' 8" x 8' 0") or (3.55m x 2.44m)

uPVC double glazed window to front, radiator.

Shower Room

Corner shower, low level WC, pedestal wash hand basin, radiator.

Lounge (21' 11" x 10' 4") or (6.69m x 3.16m)

uPVC double glazed window to front, uPVC double glazed patio doors which open out onto the rear garden, feature fire place, two radiators, through to:

Dining Room (12' 9" x 11' 5") or (3.88m x 3.48m)

uPVC double glazed window to rear and radiator.

Kitchen (11' 4" x 10' 10") or (3.45m x 3.29m)

uPVC double glazed window to rear, range of base and wall units, tiled splash backs, stainless steel sink unit with double drainer, space for cooker and fridge freezer, breakfast bar, vinyl flooring and radiator.

Utility Room (10' 6" x 8' 2") or (3.19m x 2.48m)

uPVC frosted double glazed door to rear, uPVC double glazed window to side, base unit with stainless steel sink unit, plumbing for washing machine, door to garage.

First Floor

Landing: uPVC double glazed window to front, loft access, radiator, double airing cupboard housing domestic hot water tank.

Bedroom 1 (15' 9" x 13' 1") or (4.80m x 3.98m)

uPVC double glazed window to rear with partial far reaching Sea Views, suite of fitted wardrobes with bedside and dressing tables, radiator,

Bedroom 2 (10' 0" x 11' 0") or (3.04m x 3.35m)

uPVC double glazed window to rear with partial far reaching Sea Views and radiator.

Bedroom 3 (12' 11" x 9' 11") or (3.94m x 3.01m)

uPVC double glazed window to rear with partial far reaching Sea Views and radiator.

Bedroom 4 (8' 3" x 13' 0") or (2.51m x 3.97m)

uPVC double glazed window to front and radiator.

Bathroom (9' 7" x 7' 7") or (2.93m x 2.30m)

uPVC frosted double glazed window to front, large corner shower, Jacuzzi style bath, vanity style wash hand basin, vinyl flooring, part tiled walls and radiator.

Garage (21' 7" Max x 16' 9" Max) or (6.59m Max x 5.10m Max)

Up and over electric garage door, uPVC frosted double glazed window to side, power, wall mounted gas central heating boiler.

EXTERNALLY

To front: garden frontage laid mainly to lawn, spacious driveway, gated access both sides to rear garden.

To rear: spacious South Facing enclosed rear garden laid mainly to lawn , vegetable patch, greenhouse, paved and sheltered Veranda seating area.

Services

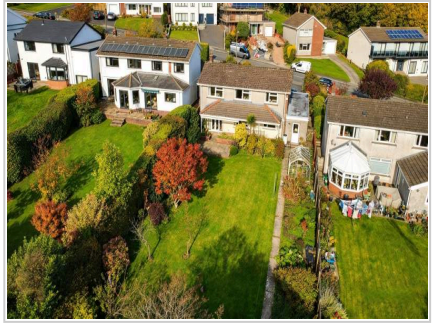
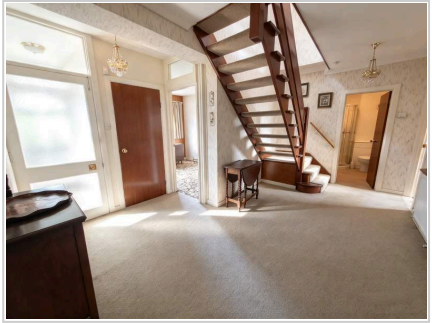
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G









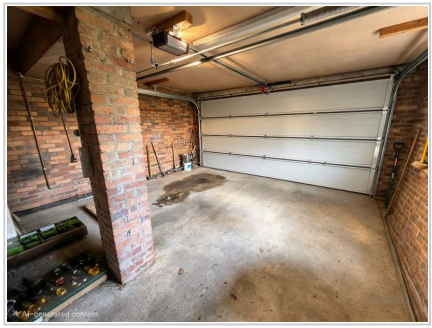



Dola AI

















Ground Floor



First Floor



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