Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Sunningdale Avenue
Mayals
Swansea
City And County of Swansea

£295,000











- 3 Bedroom detached home
- Sought-after location Mayals
- Open plan living/dining area
- Two double bedrooms and one single bedroom
- Private driveway providing off-road parking
- Attractive sea views
- Sold with no chain
- Convenient location close to local amenities.
- Ideal family home

Ref: PRM12445

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Viewing Instructions: Strictly By Appointment Only

General Description

Detached 3 bedroom property with sea views in the desirable Mayals.
Occupying a sought-after position in the ever-popular village of Mayals, this detached three-bedroom home offers an exciting opportunity for buyers seeking a property with both character and potential.

Accommodation



Entrance Hall (8' 11" Max x 7' 2" Max) or (2.71m Max x 2.18m Max)

uPVC double glazed door, parquet flooring, storage cupboard, radiator.

W.C. (5' 3" Max x 4' 6" Max) or (1.59m Max x 1.36m Max)

uPVC frosted double glazed window, low level w/c, wash hand basin, tiled flooring.

Living Room (13' 1" Max x 10' 6" Max) or (3.99m Max x 3.19m Max)

uPVC double glazed window to front, gas fireplace, parquet flooring, radiator.

Dining Room (7' 7" Max x 11' 9" Max) or (2.30m Max x 3.59m Max)

uPVC double glazed door and window to rear, parquet flooring, radiator.

Kitchen (11' 9" Max x 7' 7" Max) or (3.59m Max x 2.31m Max)

uPVC double glazed window to rear, frosted double glazed uPVC door to side, range of wall and base units, plumbing for washing machine and dishwasher, electric hob/oven with extractor fan, tiled flooring, radiator.

First Floor

Landing (7' 9" Max x 3' 3" Max) or (2.37m Max x 0.99m Max)

Carpeted flooring, access to loft.

Bathroom (9' 8" Max x 4' 6" Max) or (2.94m Max x 1.36m Max)

uPVC frosted double glazed window, 3 piece suite compromising panel bath with electric shower overhead, low level w/c, wash hand basin. Fully tiled walls, heated towel rail, laminate flooring.

Bedroom 1 (13' 10" Max x 11' 11" Max) or (4.22m Max x 3.63m Max)

uPVC double glazed bay window to front, carpeted flooring, airing cupboard with water tank, radiator.

Bedroom 2 (13' 10" Max x 8' 8" Max) or (4.22m Max x 2.63m Max)

uPVC double glazed window to rear, laminate flooring, radiator.

Bedroom 3 (9' 9" Max x 11' 1" Max) or (2.97m Max x 3.37m Max)

uPVC double glazed window to rear, laminate flooring, radiator.

External

Private driveway with car port, lawn area to front, storage to front and rear, paved pathways, paved patio area, main garden laid to lawn.

Services

EPC Rating:58

Tenure

We are informed that the tenure is Freehold

Council Tax

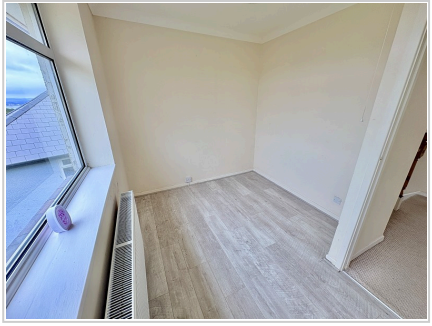
Band E

















Ground Floor



First Floor



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