



71 Westport Ave, Mayals, Swansea, SA3 5EF  
**£525,000**

An opportunity to purchase a delightful, spacious detached home. Boasting scenic sea views from the rear aspect. Located in Westport Avenue within the desirable area of Mayals and just a short stroll to the charming Clyne Gardens. The property also benefits from lying within the highly regarded Bishopston comprehensive schools catchment. The accommodation briefly comprises, hallway, lounge, conservatory, dining room, kitchen breakfast room, utility, snug, cloakroom. To the first floor are five generous sized bedrooms, one with en suite and a family bathroom. Externally laid to lawn gardens to the front which wrap around to the side surrounded with mature plants and shrubbery. To the rear further pockets of garden, seating areas, including a pond and swimming pool.

£525,000



**Entrance**

Double glazed door into:

**Porch**

Tiled Flooring. Wooden door with frosted glass panel leading into:

**Hallway**

Stairs to first floor. Understand storage cupboard. Radiator.

**Lounge 27'01 x 13,01 (8.26m x 3.99m)**

Window to front. Two radiators. Sliding doors leading into:

**Conservatory 14'09 x 8'01 (4.50m x 2.46m)**

Double doors leading into garden. Tiled flooring.

**Dining Room 12'04 x 10'01 (3.76m x 3.07m)**

Window to rear. Radiator.

**Kitchen/Diner 15'01 x 11'07 (4.60m x 3.53m)**

Windows to rear and side. Fitted with a range of wall, base and draw units with work surfaces over. Sink with mixer tap. Part tiled walls. Tiled flooring. Integrated fridge freezer. Double oven with a built in four ring electric hob. Space for dishwasher. Radiator.

**Utility Room 6'00 x 7'04 (1.83m x 2.24m)**

Window to side. Door to side. Fitted with wall and base unit. Broom cupboard. Stainless steel sink and tap. Space for washing machine.

**Snug 11'11 x 10'01 (3.63m x 3.07m)**

Window to front. Radiator.

**Cloakroom**

Frosted glass window to front. Full tiled walls. Fitted with a two piece comprising: wash hand basin set in vanity unit and WC.

**First Floor**

**Landing**

Radiator. Airing Cupboard.

**Bedroom One 15'09 x 12'00 (4.80m x 3.66m)**

Window to rear. Radiator. Fitted wardrobes with overhead fitted storage.

**Bedroom Two 13'10 x 12'04 (4.22m x 3.76m)**

Window to front. Radiator.

**En-suite**

Frosted glass window to front. Fitted with a three piece suite comprising: Bath. Wash hand basin set in vanity unit and Low-level WC. Full tiled walls.

**Bedroom Three 11'09 x 9'01 (3.58m x 2.77m)**

Window to rear. Radiator

**Bedroom Four 14'04 x 8'03 (4.37m x 2.51m)**

Window to front. Radiator.

**Bedroom Five 13'10 x 8'01 (4.22m x 2.46m)**

Window to rear. Radiator.

**Bathroom**

Frosted glass window to side. Radiator. Fitted with a four piece suite comprising: low-level WC. Bath. Corner shower cubicle. Wash hand basin set in vanity unit. Fully tiled walls.

**External**

**Front**

Garden laid to lawn which wrap around to the side bordered with mature plants and shrubbery.

**Rear**

Driveway providing parking for approximately two/three vehicles leading to double garage. Patio area. Swimming pool.

**TENURE:** Freehold

**COUNCIL TAX:** H

**EPC RATING:** T.B.C

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

