



55 Westport Avenue
Mayals | Swansea | SA3 5EQ

FINE & COUNTRY



Insight

55 Westport Avenue

A beautiful well-presented family home situated in the fabulous sought-after village of Mayals. This substantial 4-bedroom detached home offers spacious living accommodation, generous gardens, and is well presented throughout. Located just a short stroll from the famous Mumbles promenade and just a few minutes' drive from the Gower Peninsula where you can enjoy an array of sandy beaches and endless coastal pathways.

After journeying through the village of Mayals you will arrive at 55 Westport Avenue. You will be immediately struck by the modern facade this home has to offer. To the front you have a wonderful brick laid driveway offering ample parking for two cars, well-manicured front garden lined with mature shrubs and a pathway enticing you to the front door. 55 Westport Avenue is fully equipped with a CCTV system.

This wonderful home also has an exciting renovation opportunity to extend the dining area to create a superb open-plan kitchen/dining/family room. For full details please refer to the planning portal Ref-2018/0542/FUL

Let us explore this generous family home in more detail...

Porch

You will arrive at this very useful porch which has double glass sliding doors and is a perfect space for storing those outdoorsy shoes.

Entrance

Here you have a beautifully bright and welcoming entranceway with light flooding in through the Velux window. This space is wonderfully laid with parquet flooring and from here you have access to the ground and first floor via wooden stairways. The entranceway also has the pleasure of a large storage cupboard perfect for hiding all your coats and shoes.

Let us first ascend the stairway to the ground floor and see what this home has to offer...

Hallway

Once you arrive at the ground floor you will notice how spacious the hallway is and it is from here you have access to all the main living spaces and a useful cloakroom.

Cloakroom

Here you have a wonderfully presented cloakroom furnished with a WC, wash basin, spotlighting, and tiled flooring.

Kitchen/Breakfast Room

A fantastically sized kitchen/breakfast room fitted with an array of wall and base units. This kitchen houses multiple integrated NEFF appliances including oven and grill, 5-ring gas hob, elevated extractor fan, dishwasher, and fridge/freezer. Here you also have an integrated Hotpoint washer/dryer, sunken stainless-steel sink and drainer, and a desirable breakfast bar with ample room for multiple seats. From here you have access out to the rear and into the spacious lounge/dining room.

Lounge/Dining Room

From the moment you step into this space you will notice the abundance of natural light that floods in through the two large windows to the rear with sliding patio doors. From here you have exceptional views overlooking the well-manicured garden and Mumbles head. This generous room coupled with the great access to the rear creates a perfect space for entertaining friends and family. The lounge/diner also benefits from a superb wood burner and access back out into the hallway.

Study

Situated just off the hallway you have a lovely sized room which would create an ideal study, playroom or whatever you may desire. This space also enjoys a feature window to the front and access to an additional sitting room.

Sitting Room

Ascend five steps and you will be introduced to a beautifully cosy sitting room. You can picture yourself unwinding here in front of the log burner and admiring the gorgeous views through the large window to the rear with sliding patio door.



Let us now journey to the first floor of this generous home...

Landing

You will arrive at a generous landing laid with wonderful parquet flooring. From here you have access to the master suite, bedrooms two – four; family bathroom, and a large storage cupboard with fitted shelving.

Master Suite

The master bedroom is beautifully proportioned with natural light beaming in through the large window overlooking the manicured garden and Mumbles head in the distance. This space also benefits from built-in wardrobes with fitted shelving and hanging rails, and two feature sliding doors into the lavish en-suite, and a desirable dressing area.



The luxurious en-suite is fully furnished with a WC, wash basin with storage underneath, large bath, large walk-in shower; feature heated towel rail, fully tiled, spotlighting, vaulted ceiling, Velux window, and a large window to the rear with beautiful views.

The generous in size dressing area has ample room to house an array of wardrobes, dressing table or whatever you may desire. This space has a wonderful, vaulted ceiling with spotlighting and is laid with easy to clean laminate flooring.

Laundry Room

Sitting just off the master dressing room you have a very useful laundry room housing base units for extra storage, room for two under the counter appliances, single sunken sink with drainage board, spotlighting, and tiled flooring.





Bedroom Two

A lovely in size double bedroom with light flooding in through the large window to the rear with spectacular outlooks. Bedroom two also enjoys built-in wardrobes with fitted shelving and hanging rail.

Family Bathroom

A beautifully presented family bathroom housing a WC, wash basin with storage underneath, fitted bath with shower unit, heated towel rail, and is fully tiled.

Bedroom Three

Another generous in size double bedroom with a window to the front of the home.

Bedroom Four

Situated to the front of the home you have a lovely in size single bedroom with a window to the front.

Storage Room

Accessed via superb electric doors. This fantastic space could be used as a desirable home gym, workshop, or a large storage room. Here you have electric, lighting, and a concrete floor.



Externally, you have a wonderful mix of decking with glass balustrade and spotlighting, patio, and lawn areas lined with mature trees and shrubs. The garden has potential for an array of seating areas to enjoy the prime location and superb views overlooking Mumbles Head. The multiple doorways from this home provide a superb connection between home and garden coupled with the spectacular inset BBQ area creating that perfect place for entertaining friends and family. A pathway meanders to the bottom of the garden where you will find an array of flower beds and a garden shed perfect for storing garden tools. A pathway guides you to the front of the home allowing easy access between the front and rear.



Local Area

Considered to be among one of the best coastlines in the world, the Gower Peninsula was the first place to be designated as an Area of Outstanding Natural Beauty with breath-taking coastal walks, interesting coves to explore and beautiful beaches regularly awarded the coveted Blue Flag.

The village of Mayals enjoys a family friendly community and is situated en-route to the Gower Peninsula. Enjoy its woodland walks and outstanding coastline with many majestic beaches and interesting coves to explore. The village is popular with families due to the beautiful parks, award winning beaches and gardens, with excellent school catchments and sports centre. The close by Village of Murton, is a very popular destination with it's very charming local feel, it has a number of amenities including village shop, pharmacy, village hall, farm shop and the excellent country pub/restaurant The Plough & Harrow. The charming coastal village of Mumbles is within close proximity and offers a full array of quality restaurants and individual boutiques.

Alongside our award-winning beaches, scenic coastal paths, and Marina we are blessed with great sporting facilities. Such as championship golf courses, an Olympic sized swimming pool and a full array of water sport activities to enjoy. Culturally benefiting from museums, galleries and theatres with a centre celebrating the works of Dylan Thomas.

Swansea offers a direct link to London and Cardiff International Airport is approximately a 45-minute drive away.



Additional Property Information

- Freehold
- Tax Band - G
- Mains Drainage
- Gas/Electric



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Printed 04.03.2021



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