



50 Radyr Avenue, Mayals SA3 5DT

Offers in the region of £399,995

Detached Family Home
Extended Accommodation,
Double Glazing, Gas Central Heating
System, Master Bedroom With Ensuite,
Woodland Views To Rear Of Property.
Viewing Highly Recommended.
EER: TBC

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NR/DT/71523/290819

DESCRIPTION

A superb detached house ideal for family living.

The property is in excellent condition throughout and is very well positioned with the rear of the property looking out over Woodlands. It is situated in the sought after Mayals area with easy access to Mumbles Village and the surrounding beaches of the Gower Coast and is in close proximity to local Primary schools and is in the Bishopston Comprehensive Catchment Area.

The extended property benefits from gas central heating and double glazing with parking to the front and a good size garden to the rear.

Viewing is highly recommended to see all this home has to offer. EER: TBC

HALLWAY

Entrance door with leaded side screens, staircase to first floor, understairs storage cupboard, tiled flooring, smoke alarm, radiator, door into:

STORE ROOM

Parquet flooring, incorporating hanging and shelving space, coved and textured ceiling, radiator.

CLOAKROOM

Double glazed obscure window to side, low level WC, wash hand basin, coved and textured ceiling, radiator.

INNER HALLWAY

Double glazed entrance door to the side of the property.

DINING ROOM

19' x 10'6 (5.79m x 3.20m)
Double glazed window to front, coved and textured ceiling, radiator, opening to:

KITCHEN

30'5 x 8' (9.27m x 2.44m)
Fitted with a range of wall, drawer, display and base units with complementary work surfaces over, incorporating Belfast sink, space for range oven with stainless steel extractor chimney over, space for American style fridge/freezer, integrated dishwasher, breakfast bar, 2 ceiling skylights, door to garage, spiral staircase down to rear vestibule with double doors

to the rear, ceiling spotlights, smoke alarm.

LOUNGE

21'4 max x 11'11 min 19'11 max x 13' min (6.50m max x 3.63m)
Double glazed sliding patio doors to rear, feature fireplace with brick surround incorporating electric fire, 2 wall lights, parquet flooring, 2 radiators, coved and textured ceiling, door to:

STUDY

10'9 x 7'8 (3.28m x 2.34m)
Double glazed window to rear, laminate flooring, coved and textured ceiling, radiator, door to:

UTILITY ROOM

Wall mounted central heating boiler, space for dryer, plumbing for washing machine, part tiled walls, radiator.

FIRST FLOOR LANDING

Stained glass double glazed window to side, staircase to second floor, smoke alarm.

BEDROOM ONE

15'4 x 10'6 (4.67m x 3.20m)
Double glazed window to rear with woodland views, laminate flooring, radiator.

BEDROOM TWO

15'4 x 14'3 (4.67m x 4.34m)
Double glazed window to front, laminate flooring, radiator.

BEDROOM THREE

12'5 x 12' (3.78m x 3.66m)
Double glazed window to rear with woodland views, laminate flooring, storage cupboard housing radiator with shelving, textured ceiling.

BATHROOM

Double glazed obscure window to side and velux window to the front. Fitted with corner jacuzzi bath with mixer tap and shower head, wash hand basin set in vanity unit tiled to splashback, fully tiled shower enclosure with overhead shower and low level WC. Wall mounted heated towel rail, vinyl flooring, textured ceiling.

SECOND FLOOR LANDING

Door to:-

BEDROOM 4

17'4max x 15'5max (5.28m x 4.70m)
Double glazed window to rear with woodland views, 2 velux

windows to the front. Storage cupboard to eaves, smoke alarm, radiator, door to:-

E-SUITE SHOWER ROOM

Double glazed window to rear with woodland views. Fitted with fully tiled shower enclosure with overhead shower, wash hand basin set in vanity unit and low level WC. Vinyl Flooring, extractor fan.

EXTERNALLY

To the front of the property there is a brick pavia driveway with parking for 2 cars leading to GARAGE (USED FOR STORAGE ONLY) Pedestrian access to side leading to good size enclosed garden mainly laid to patio with seating area overlooking woodland.

SERVICES

All mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Branch in Newton Road, continue towards the foreshore. At the traffic lights in Blackpill take a left turn on to Mayals Road. Proceed to the top of Mayals Road, which is approximately quarter of a mile and turn right into Westport Ave and immediately left into Owls lodge Lane and follow the road up the hill almost to the end - taking the last right hand turning follow the road along to the junction and the property can be found opposite.