



## 23 Sunningdale Avenue, Swansea, SA3 5HR

### Offers Over £425,000

Located in MAYALS, a high demand area of Swansea West, within BISHOPSTON COMPREHENSIVE CATCHMENT ZONE. This DETACHED 4 BEDROOM HOME features an EXTENDED FLOORPLAN, with a perfect blend of space, style and practicality. Comprising two reception rooms, including one with patio doors to the rear garden, along with a spacious kitchen/dining room that serves as the heart of the home. With space for a full size dining table and living area with patio doors to the front. The kitchen is equipped with a range of wall & base units in a soft cream colourway, with integral appliances, pvcu windows & door to the rear garden. A separate utility room enhances organisation, while the first-floor landing, illuminated by a skylight, leads to four well-proportioned bedrooms and the contemporary FAMILY BATHROOM. The main bedroom, part of the extension is a standout feature, boasting a generous EN-SUITE with a bath and separate shower, complemented by fitted wardrobes in the bedroom area.

Externally, the home benefits from a paved driveway to the front, providing ample parking and an EV charger, while the rear garden is designed for ease of maintenance. A patio area offers the perfect spot for outdoor dining, while a charming gazebo provides a functional focal point for a hot tub or outdoor kitchen. Positioned in a prime location, this home is conveniently close to Mumbles, Swansea and the scenic Swansea Seafront Promenade. In addition, Clyne Gardens, with miles of stunning woodland walks & cycle tracks and the stunning Gower Peninsula are nearby, making this home an ideal choice for those seeking both modern convenience and easy access to rugged natural beauty. Call to view now!

**Hallway**

14'4" x 6'6" (4.37 x 2.00)

Comprising original parquet flooring in a warm oak finish, radiator and composite front door.

**Reception Room One**

11'4" x 11'1" (3.47 x 3.40)

Front aspect reception room with original parquet flooring, radiator, gas fireplace and pvcu bay windows.

**Reception Room Two**

12'3" x 10'5" (3.74 x 3.20)

Second reception room with decorative fireplace alcove, wood flooring, radiator and pvcu patio doors to the garden.

**Open Plan Kitchen/Dining Room**

25'9" x 8'5" (7.87 x 2.57)

Expansive kitchen/dining space spanning the full depth of the property with tiled flooring, radiator, pvcu windows, rear door and double doors to the front. Equipped with a range of wall & base units in cream, complimented by a laminate wood worktop, metro tiling and a ceramic sink & pullout hose. Equipped with an integral fridge freezer and dishwasher. Space for a full size dining table & casual seating area.

**Utility Room**

7'10" x 9'0" (2.41 x 2.76)

Spacious utility room equipped with base units, stainless steel sink & space for several appliances. A fantastic area which helps to keep the kitchen & main living areas organized by providing a separate space for chores & laundry, reducing clutter and improving household aesthetics.

**Landing**

7'0" x 5'6" (2.15 x 1.69)

Landing space with skylight allowing for an abundance of natural light, doors to the bedrooms and family bathroom.

**Bathroom**

8'0" x 7'0" (2.46 x 2.15)

Contemporary fully tiled bathroom, with pvcu windows, radiator, shower over bath, sink & WC.

**Bedroom One**

18'9" x 8'5" (5.73 x 2.58)

Part of the extension, bedroom one features a generous range of fitted wardrobes, laminate flooring, radiator, pvcu windows and door to the en-suite bathroom.

**En-Suite Bathroom**

8'11" x 8'5" (2.74 x 2.58)

Spacious en-suite, with pvcu windows, shower, bath, sink & WC.

**Bedroom Two**

11'11" x 11'1" (3.65 x 3.40)

Second double bedroom featuring fitted wardrobes, laminate flooring, radiator and pvcu windows to the rear.

**Bedroom Three**

14'10" x 10'10" (4.53 x 3.32)

Expansive double bedroom with fitted carpet, radiator and pvcu windows to the front aspect.

**Bedroom Four**

9'5" x 7'1" (2.88 x 2.17)

Fourth bedroom featuring laminate flooring, radiator and pvcu windows to the front aspect.

**External & Location**

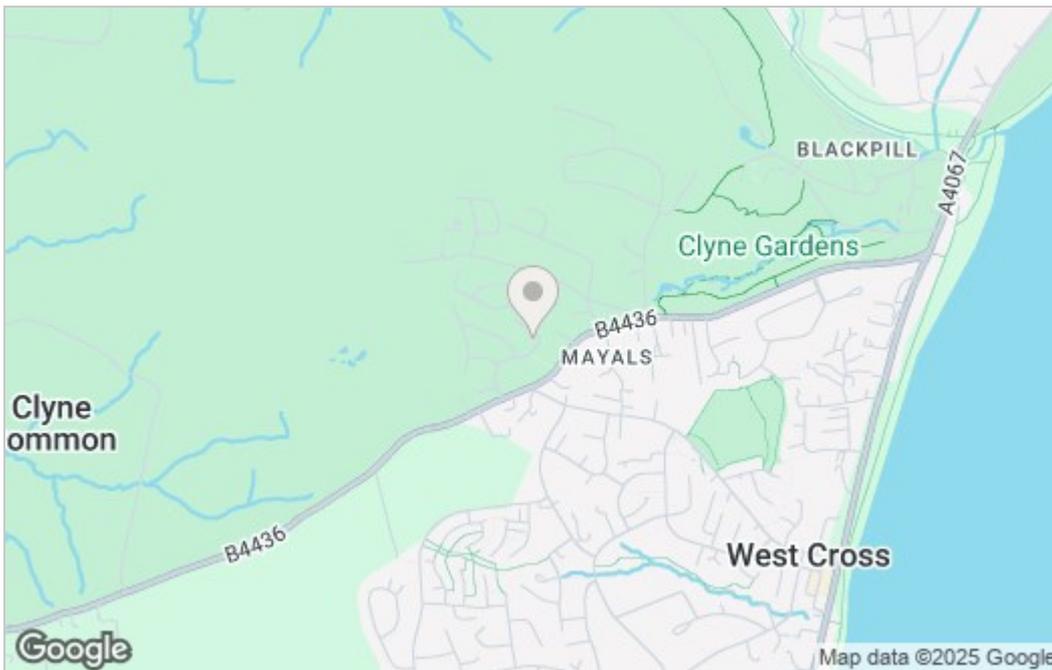
Featuring a low walled paved driveway to the front, complete with an EV charger and side gated access to the rear. The garden features low maintenance surfacing and also comprises a timber gazebo and various storage outbuildings. Ideal for entertaining and dining outside, there is a patio area and also a deck to the rear.

Located in Mayals, offering a perfect blend of coastal living and modern convenience, set within a peaceful, family friendly neighbourhood. With beautiful green space and easy access to excellent schools (including being in catchment for Bishopston Comprehensive School) it's a fantastic place to call home. Mayals is perfectly positioned between Swansea city centre and the stunning Gower Peninsula, outdoor enthusiasts will appreciate the ease at which a healthy lifestyle can be pursued, with convenient urban amenities and outdoor adventures within easy reach. Just a short drive or cycle to Mumbles and the Swansea Seafront Promenade, residents can enjoy scenic coastal walks, boutique shopping, restaurants, trendy bars and vibrant cafes. Excellent transport links, nearby parks and woodlands, including Clyne Gardens and Clyne Golf Club, make this area perfect for an active lifestyle, while its proximity to Gower's award-winning beaches offers endless opportunities for exploration.

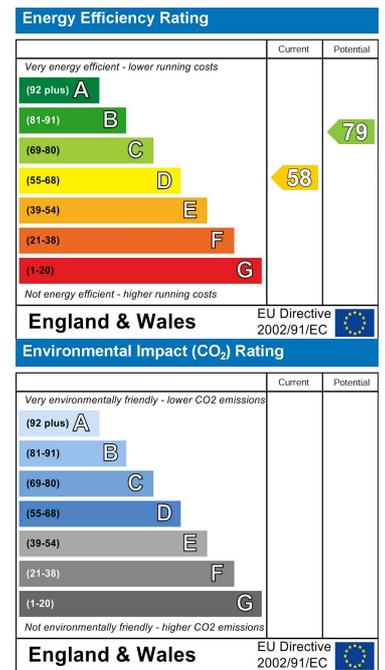
# Floor Plan



# Area Map



# Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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