



32 Tycoch Road, Sketty, Swansea, SA2 9EQ

£249,950

Offered for sale in the popular and sought after area of Sketty, a four bedroom semi detached property.

The accommodation comprises to the ground floor of an entrance hall, lounge, dining room, sun room and kitchen/breakfast room. On the first floor you will find three bedrooms and a bathroom with a staircase leading to the fourth bedroom in the attic.

The property has good links to the City Centre, and the shops and amenities in Tycoch and Sketty.
EPC Rating - D.

The Accommodation Comprises

Ground Floor

Porch

Entered via double glazed door to front, tiled flooring, open plan to the hallway.

Hall

Staircase to first floor, radiator.

WC

Two piece suite comprising a wash hand basin and WC. Frosted double glazed window to side.

Lounge 10'3" x 11'11" (3.13m x 3.63m)



Double glazed bay window to front, picture rail, coved ceiling, radiator.

Dining Room 13'9" x 11'11" (4.18m x 3.63m)



Double glazed sliding door to the Sun Room, picture rail, coved ceiling, radiator.

Kitchen/Breakfast Room 16'1" x 8'8" (4.91m x 2.65m)



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and slimline dishwasher, built-in four ring gas hob with extractor hood over, built-in electric oven, double glazed window to rear, double glazed door to side, radiator, coved ceiling.

Sun Room



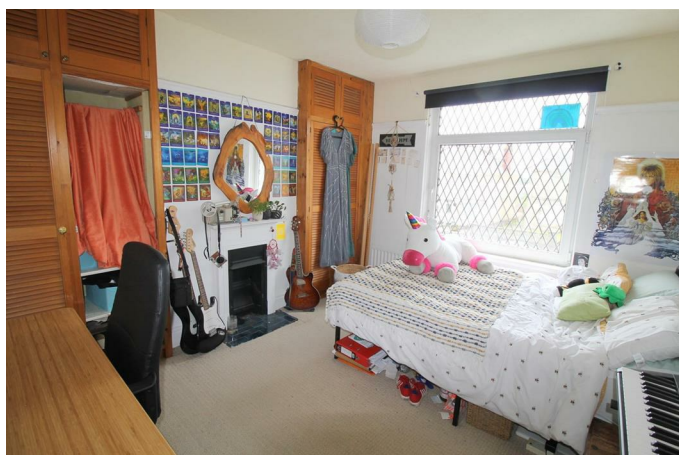
Double glazed doors leading to the garden, radiator.

First Floor

Landing

Frosted double glazed window to side, staircase to second floor.

Bedroom 1 12'1" x 11'9" (3.69m x 3.58m)



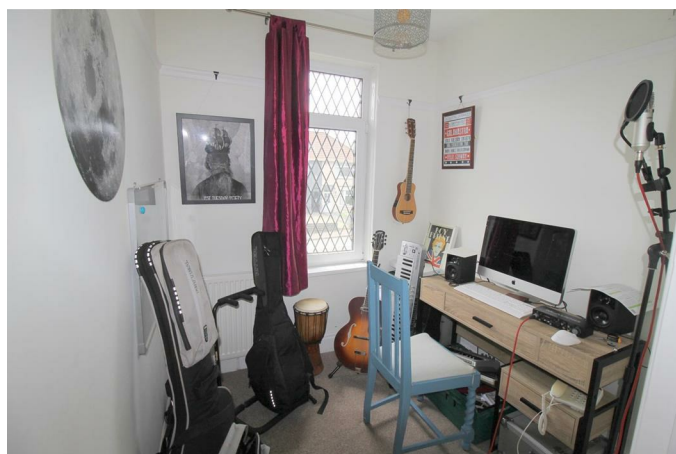
Double glazed window to front, feature fireplace, storage cupboards, picture rail, radiator.

Bedroom 2 11'8" x 11'9" (3.56m x 3.58m)



Double glazed window to rear, storage cupboard, radiator.

Bedroom 3 7'0" x 6'8" (2.13m x 2.04m)



Double glazed window to front, picture rail, radiator.

Bathroom



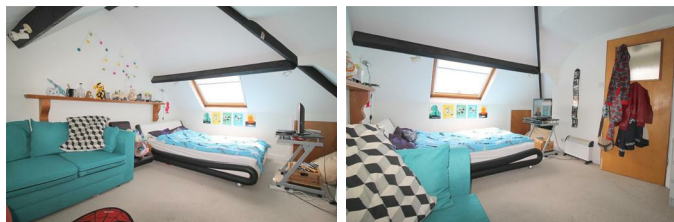
Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to rear, heated towel rail.

Second Floor

Landing

Double glazed window to side.

Bedroom 4 15'0" x 10'8" (4.57m x 3.24m)



Skylight window to front.

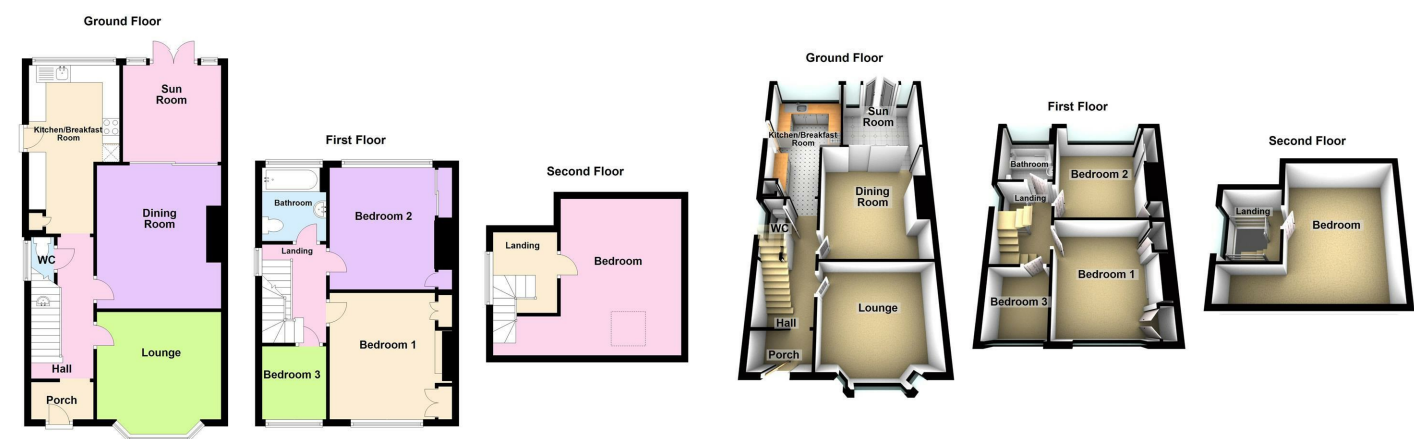
External



To the front of the property is lawned garden and side access to the rear.

The rear garden has a patio area and steps leading to a lawned garden with rear access.

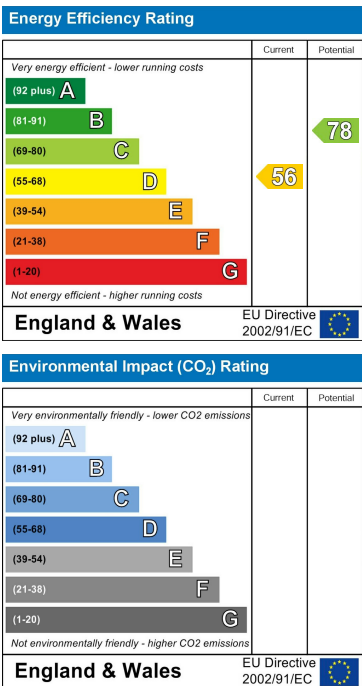
Floor Plan



Area Map



Energy Efficiency Graph



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