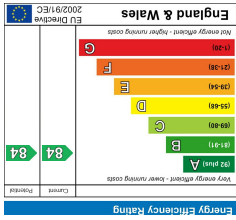




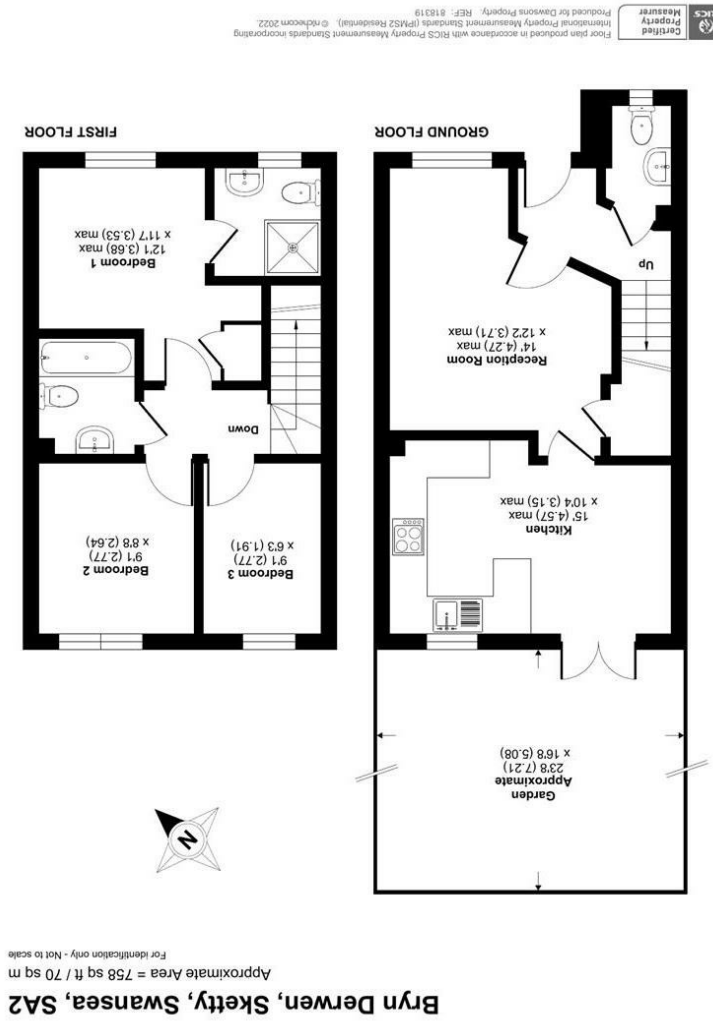
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EPC



AREA MAP



FLOOR PLAN



67 Bryn Derwen  
 Tycoch, Swansea, SA2 9GX  
 Best Offers Over £200,000



## GENERAL INFORMATION

We are pleased to market this well presented Modern Three Bedroom Mid-Terrace tucked away in a quiet area within the popular and sought after area of Tycoch. Comprising Hallway, Cloakroom, Living Room, Kitchen / Dining Room to ground floor with a Three Bedrooms, one with Ensuite, and Family Bathroom to First Floor. Benefits include uPVC double glazing, gas central heating, built in storage and allocated parking to rear. It is within easy access to Sketty Cross, Tycoch Square, Singleton Hospital & Park, Swansea Uni and the Sea front. Viewing is highly recommended to admire everything this home has to offer.

EPC - B.  
Tenure - Freehold  
Council Tax Band - D

## FULL DESCRIPTION

### Entrance

Enter via uPVC double glazed glass panel door into:

### Hallway

Radiator and stairs to first floor. Doors into:

### Living Room

UPVC double glazed window to front, radiator and storage cupboard. Door into:

### Kitchen / Dining Room

Fitted with a range of wall and base units with work surface over, set in one and a half sink and drainer with mixer tap, electric oven, four ring gas hob with extractor over, plumb for washing machine and dishwasher, wall mounted boiler, uPVC double glazed window to rear and uPVC double glazed French doors to rear.



### Cloakroom

Low level w/c, pedestal wash hand basin with splashback tiles, radiator and uPVC double glazed window to front.

### First Floor

### Landing

Loft access and radiator. Doors into:

### Bedroom One

UPVC double glazed window to front, radiator and storage cupboard. Door into:

### Ensuite Shower Room

Three piece suite comprising corner shower cubicle with splashback tiles, low level w/c, radiator and uPVC double glazed window to front.

### Bedroom Two

UPVC double glazed window to rear and radiator.

### Bedroom Three

UPVC double glazed window to rear and radiator.

### Bathroom

Three piece suite comprising panel bath with mixer tap and tiled splash back, low level w/c, pedestal wash hand basin with tiled splashback, and radiator.

### External

### Front

Decorative stone area with mature shrubs.

### Rear

Astroturf lawn with rear access. Allocated parking to rear.

**TENURE**  
FREEHOLD

