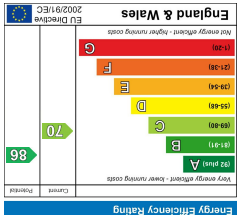
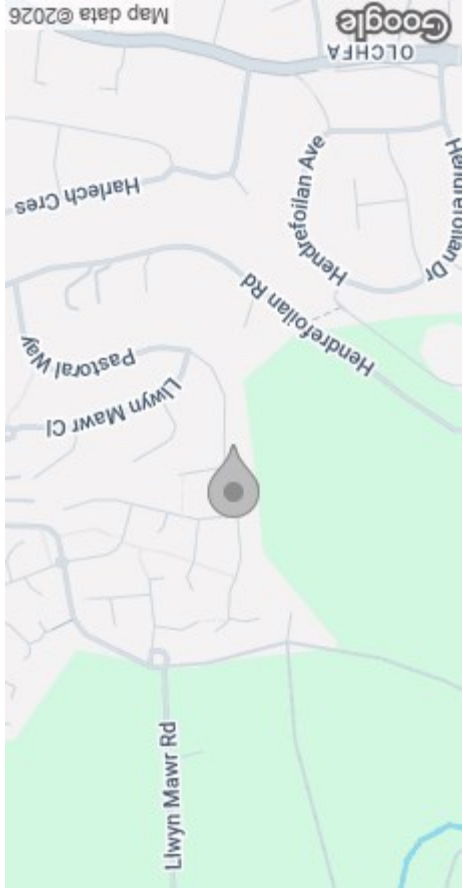


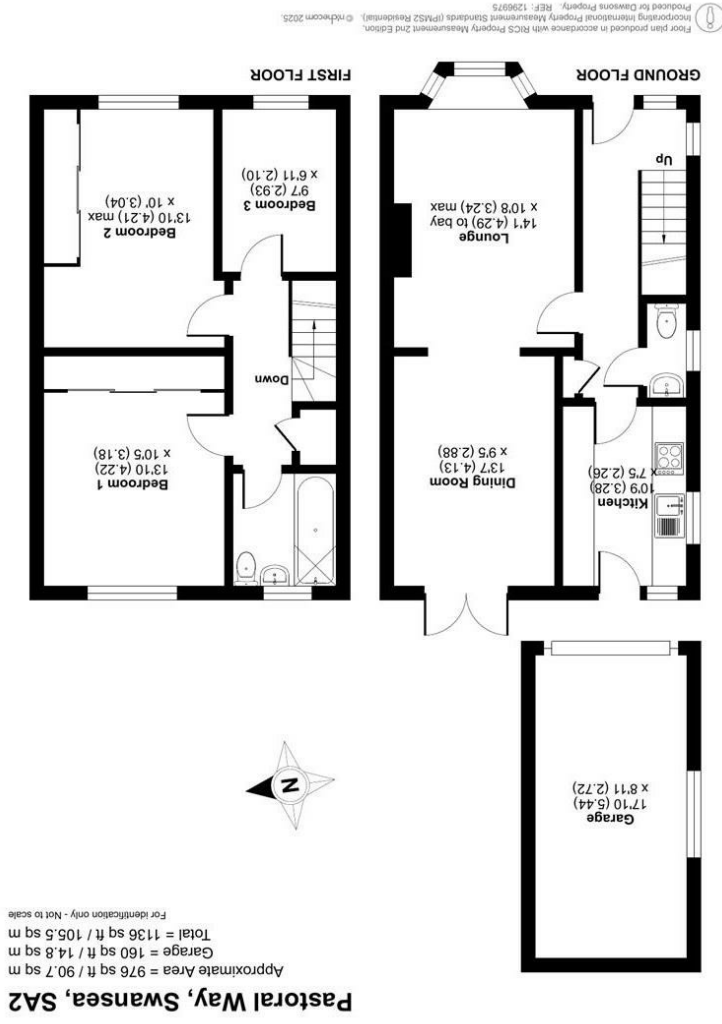
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



79 Pastoral Way
 Sketty, Swansea, SA2 9LY
 Asking Price £280,000



GENERAL INFORMATION

A wonderful opportunity to acquire this Three Bedroom Detached Home located in the ever popular area of Tycoch with no onward chain!

This home comprises Hallway, Cloakroom, Living Room, Dining Room and Kitchen to the Ground Floor, To the First Floor there are Three Bedrooms and Family Bathroom. Externally this property has a manicured garden to the Front with a driveway leading to the detached garage with electricity, and to the Rear there is a landscaped garden with an abundance of Trees, Shrubs and Flowers leading to a greenhouse at the rear.

This home benefits from uPVC double glazing throughout, Gas central heating, Driveway Parking and an Enclosed Rear Garden. Being within close proximity to local schools and amenities such as Sketty Primary, Olchfa Comprehensive, Sketty Cross and Tycoch Square.

Early viewing is highly recommended for this brilliant family home!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14'0" to bay x 10'7" max (4.29 to bay x 3.24 max)

DINING ROOM

13'6" x 9'5" (4.13 x 2.88)

KITCHEN

10'9" x 7'4" (3.28 x 2.26)

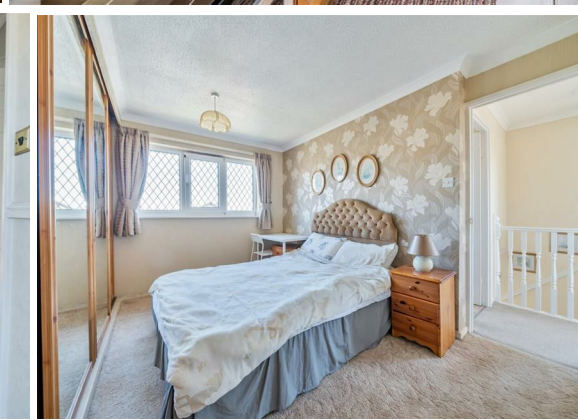
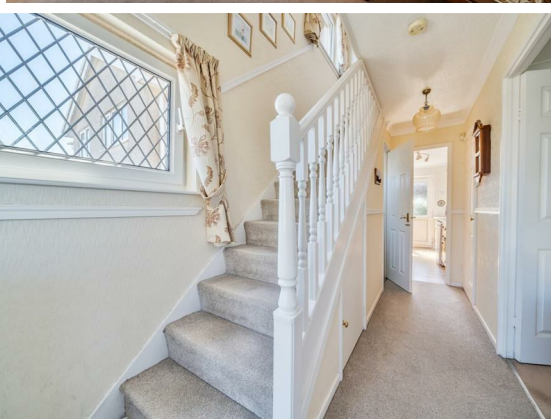
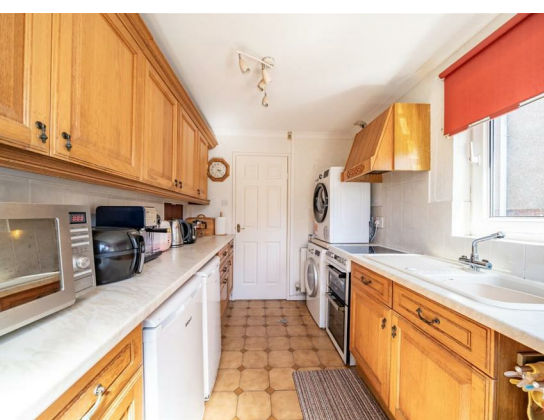
CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1

13'10" x 10'5" (4.22 x 3.18)



BEDROOM 2

13'9" max x 9'11" (4.21 max x 3.04)

BEDROOM 3

9'7" x 6'10" (2.93 x 2.10)

BATHROOM

EXTERNAL
FRONT - Garden laid to lawn with driveway leading to garage.

REAR - Sit out patio with a lawn garden and a greenhouse.

DETACHED GARAGE

Entry via 'up and over' doors with electricity and window to side.

PARKING

Driveway parking for 3+ vehicles.

TENURE

Freehold

EPC

C

COUNCIL TAX

E

SERVICES

Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via Virgin media, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Three. Please refer to Ofcom checker for further information.

