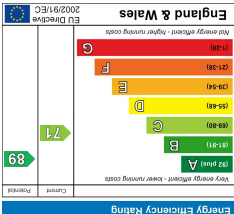
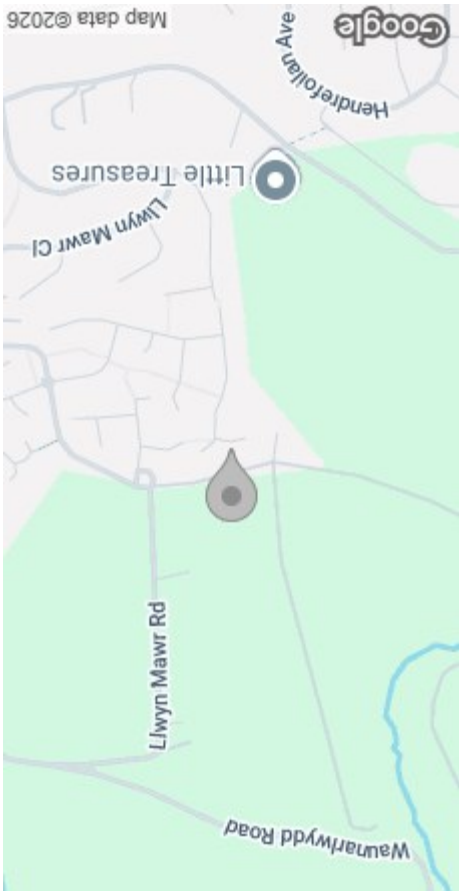


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



17 Rosemary Close  
Sketty, Swansea, SA2 9HZ  
Offers Around £180,000

2

beds

1

bathrooms

1

living rooms

3

bedrooms

C

conservatory



GENERAL INFORMATION

No Onward Chain! Situated in a peaceful cul-de-sac within a modern estate at the top of Tycoch, Swansea, this property enjoys a desirable location. It's conveniently close to a wide range of amenities, including shops, schools, and public transport links. Just a two-minute walk to the nearest bus stop, it's within easy reach of Olchfa, Bishop Gore, and Sketty Primary Schools, Gower College, and Swansea University.

This immaculately presented two-bedroom semi-detached bungalow offers an excellent opportunity for a variety of buyers. The property features a well-equipped kitchen, a modern wet room, a spacious lounge/dining area, two comfortable bedrooms, and a bright conservatory.

The beautifully maintained front and rear gardens showcase lush lawns and vibrant flower beds. A driveway provides access to the rear garden, while the conservatory opens onto a charming decked area, perfect for outdoor entertaining. Viewing is highly recommended to fully appreciate the exceptional quality and future potential of this wonderful home.

EPC- C  
TENURE- Freehold  
COUNCIL TAX- D

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM  
16'3" x 11'11" (4.96 x 3.64)

KITCHEN  
10'11" x 7'3" (3.33 x 2.23)

BEDROOM 1  
13'2" x 8'5" (4.02 x 2.57)

BEDROOM 2  
10'5" x 8'4" (3.18 x 2.56)

WET ROOM

CONSERVATORY  
7'3" x 8'2" (2.23 x 2.51)



**EXTERNAL**  
Front - Laid to lawn with tarmac driveway.

Rear - Laid to lawn with boarded mature shrubs and a decked seating area.

**SERVICES**  
Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

