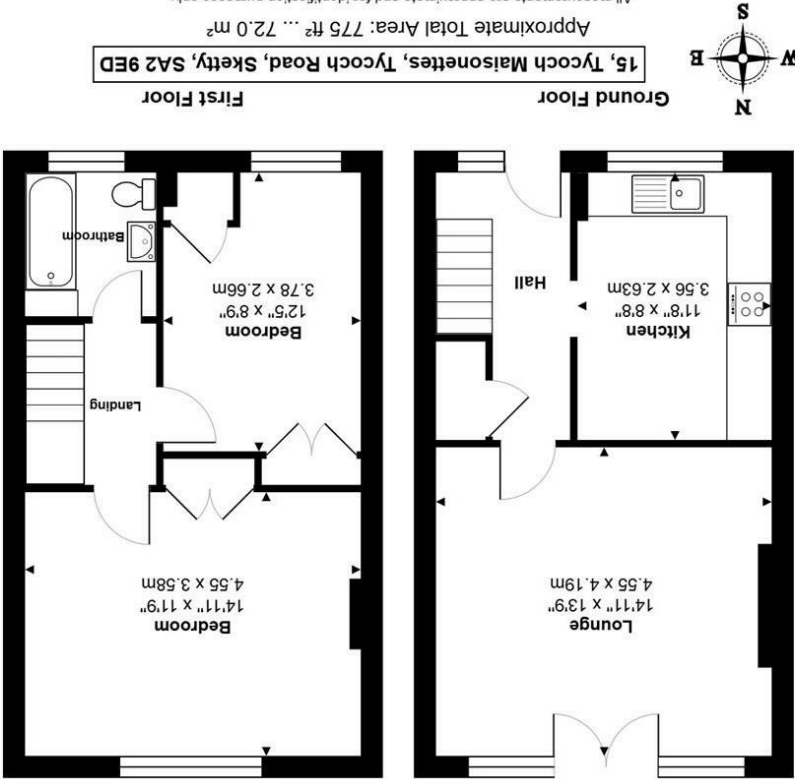


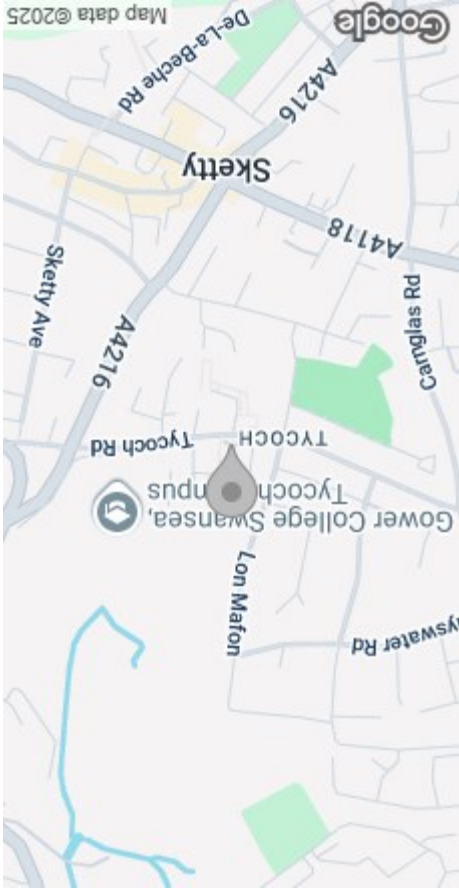
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

All measurements are approximate and for identification purposes only. We have made every effort to ensure that measurements and details are accurate. However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy, as such, they should be checked before any contract or purchase.

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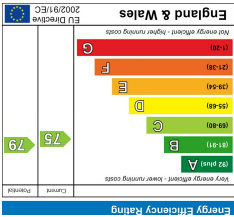


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

No onward chain. This charming ground-floor maisonette is situated in the highly sought-after residential area of Tycoch. The property offers a welcoming entrance hallway, leading to a well-appointed fitted kitchen. The spacious lounge features a French door that opens onto a private, south-facing seating area. The first floor comprises two comfortable bedrooms and a family bathroom.

Additional benefits include uPVC double glazing, gas central heating, built-in storage. The maisonette enjoys an excellent location with easy access to local amenities at Tycoch Square, Singleton Hospital and Park, Swansea University, and the vibrant Swansea Seafront. Olchfa Comprehensive and Sketty Primary schools are also nearby.

With its generous layout and superb location, this property is a must-see.

EPC - C  
COUNCIL TAX BAND - C  
TENURE: Leasehold  
TERM - 999 years with 985 years remaining  
ANNUAL SERVICE CHARGE £1,200 (approx) per annum.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

KITCHEN/BREAKFAST ROOM

LOUNGE

French doors leading to outside patio.

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BATHROOM

EXTERNAL

Boasting ample parking for residents and visitors and pleasant communal grounds. Offering a secure communal area.

SERVICES



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

