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₩ dawsonsproperty.co.uk

or warranty in respect of the property.













England & Wales

EbC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, to make and any other it ends are such by any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee prospective purchaser. The services, systems and shown the services are to the services of the services are the services of the se

1ST FLOOR

Map data ©2021 MANN Wame CI





FLOOR PLAN **AREA MAP**







GENERAL INFORMATION

Modern style three bed semi detached property ideally located in a very quiet cul de sac location with the popular Tycoch area. This lovely family home briefly comprises of hallway, lounge opening into dining room and kitchen to the ground floor with three bedrooms and bathroom to first floor. Benefits include double glazing, gas central heating, sizeable family friendly rear garden, single garage and driveway. This delightful home would make an ideal first time buy, family home or investment. It offers easy access to local amenities, Tycoch Square, Sketty & Killay. It is within walking distance to Sketty Primary School and is in other great school catchments such as Olchfa Comprehensive. Viewing recommended to admire its great quiet and family friendly location. EPC - C.

FULL DESCRIPTION

ENTRANCE

Enter via uPVC double glazed glass panelled door into:-

HALLWAY

Radiator, laminate flooring, radiator, stairs to first floor.

LOUNGE

15'1" x 11'6" (4.61m x 3.53m)

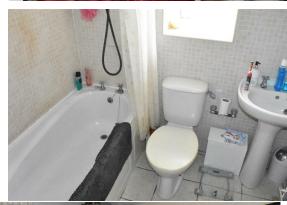
uPVC hardwood double glazed window to front, coved ceiling, wall mounted gas fire with wooden surround, storage area, laminate flooring, radiator, archway into:-

DINING ROOM 10'0" x 8'6" (3.07m x 2.60m)

uPVC double glazed hardwood french door to rear, coved ceiling, radiator, laminate flooring, archway into:-













KITCHEN

9'11" x 6'1" (3.04m x 1.86m) Fitted with a range of wall and base units, with work surface over, set in stainless steel sink and drainer with mixer tap, built in electric oven with four ring gas hob, extractor fan over., plumbed for washing machine, splash back tiles, coved ceiling, radiator, tiled flooring, uPVC hardwood

FIRST FLOOR

LANDING

Loft access, airing cupboard.

double glazed window to rear.

BEDROOM 1

14'11" x 9'2" (4.56m x 2.81m) uPVC double glazed hardwood window to

front, radiator, storage cupboard.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c., pedestal wash hand basin, tiled walls, radiator, tiled flooring, uPVC double glazed window to side.

BEDROOM 2

9'7" x 7'3" (2.93m x 2.23m)

Hardwood double glazed window to rear, coved ceiling, radiator, laminate flooring.

BEDROOM 3

8'1" x 7'4" (2.47m x 2.24m)

Hardwood double glazed window to rear, radiator.

EXTERNAL

FRONT

Laid to lawn with mature shurbs, driveway and single garage.

REAR

Enclosed rear garden laid to lawn with patio area.

TENURE

FREEHOLD