





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 double glazed window to rear.

FIRST FLOOR

LANDING

Loft access, airing cupboard.

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 shrubs, driveway and single garage.

REAR

Enclosed rear garden laid to lawn with patio area.

TENURE

FREEHOLD