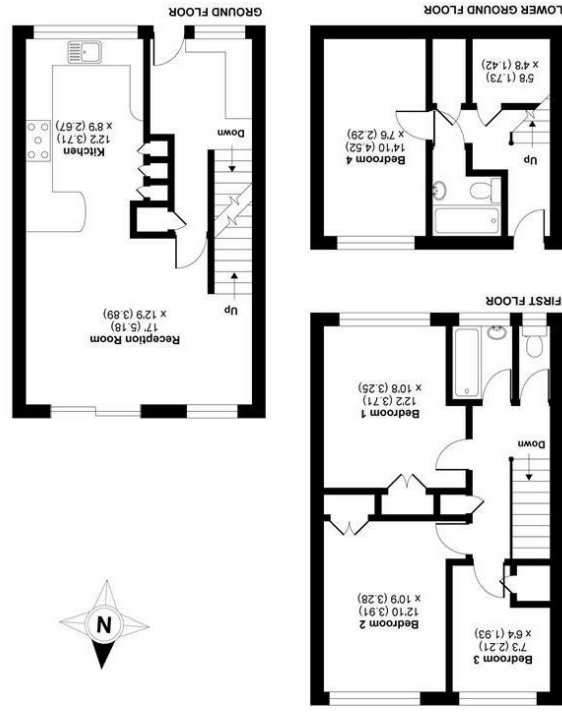
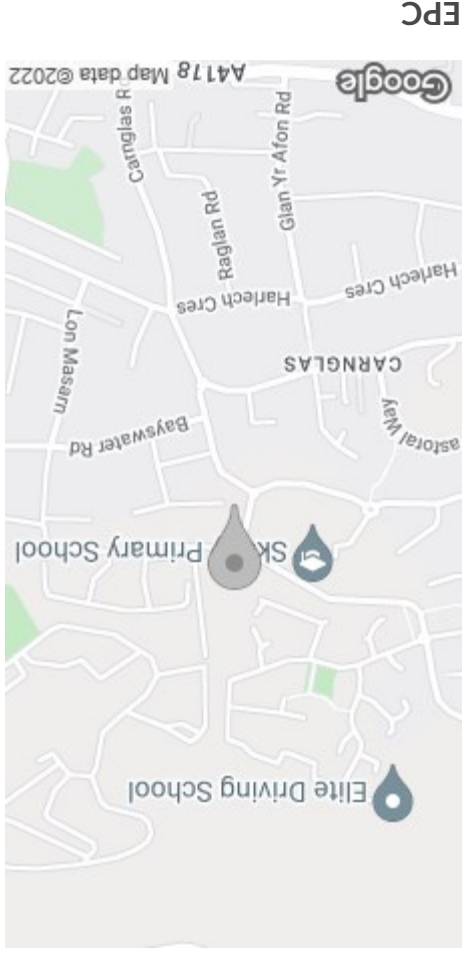


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

RICS Property Measurement  
 Produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) © rickscm 2021



**Brynmead Close, Sketty, Swansea, SA2**  
 Approximate Area = 1184 sq ft / 109.9 sq m  
 For identification only - Not to scale



**AREA MAP**

**FLOOR PLAN**



**24 Brynmead Close**  
 Sketty, Swansea, SA2 9EY  
**Asking Price £264,950**



## GENERAL INFORMATION

Pleased to bring to the market this unique, split level semi-detached property in the popular and convenient location of Tycoch. Offering sea views over Mumbles Head and Swansea Bay, the property comprises of utility room, hallway, open plan lounge/fitted kitchen to the ground floor. With three bedrooms, bathroom with separate w/c to the first floor. To the lower ground floor there is a further bedroom, bathroom with w/c. The many benefits to this property includes full uPVC double glazing, gas central heating, ample storage facilities, off road parking and an enclosed tiered south facing rear garden with patio seating area, Astro Turf and decorative stones. It offers easy access to local amenities, Tycoch Square and Sketty Cross. Within Sketty and Olchfa School catchment areas. This lovely property would make an ideal family home, or first time buy. Viewing advised to appreciate this properties surprisingly spacious and modern layout, great location and tremendous south facing sea views. EPC - D.

## FULL DESCRIPTION

### ENTRANCE

Enter via double glazed glass panelled door into:-

### UTILITY ROOM

7'7" x 6'4" (2.33m x 1.95)  
Fitted with base unit with work surface over, plumbed for washing machine, coved ceiling, uPVC double glazed window to front, archway into:-

### HALLWAY

Coved ceiling, radiator, storage cupboard, stairs to lower ground floor.

### OPEN PLAN LOUNGE

17'0" x 12'9" (5.19m x 3.89m)  
uPVC double glazed patio door to front, uPVC double glazed window to front with views over Mumbles Head, coved ceiling, wall mounted gas fire with surround, laminate flooring, stairs to first floor, opening into:-

### KITCHEN

14'11" x 8'10" (4.57m x 2.70m)  
Fitted with a range of modern wall and base units with work surface over, set in sink and drainer with mixer tap, built in Neff double oven with five ring gas hob, extractor fan over, integrated dishwasher, integrated fridge, spotlighting, tiled flooring, uPVC double glazed window to front.

### FIRST FLOOR



### LANDING

Loft access, storage cupboard.

### BEDROOM 1

13'4" x 27'1" (4.07m x 8.26m)  
uPVC double glazed window to rear with views of Mumbles Head and Swansea Bay, coved ceiling, fitted wardrobe, radiator.

### BEDROOM 2

12'11" x 10'9" (3.94m x 3.28m)  
uPVC double glazed window to front, coved ceiling, dado rail, fitted wardrobe, radiator.

### BEDROOM 3

9'10" x 7'4" (3.01m x 2.25m)  
uPVC double glazed window to rear with views over Mumbles Head, coved ceiling, fitted wardrobe, radiator.

### BATHROOM

Two piece suite comprising panelled bath with shower over, pedestal wash hand basin, majority tiled walls, wall mounted radiator, tiled flooring, uPVC double glazed window to front.

### W/C

Low level w/c, part tiled walls, tiled flooring, uPVC double glazed window to front.

### LOWER GROUND FLOOR

### HALLWAY

Double glazed glass panelled door to rear, wall mounted boiler, two storage cupboards, radiator, tiled flooring.

### BEDROOM 4

14'9" x 7'6" (4.51m x 2.31m)  
uPVC double glazed window to rear with sea views, coved ceiling, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower over, low level w/c, pedestal wash hand basin, spotlighting, coved ceiling, tiled walls, chrome wall mounted radiator, tiled flooring.

### EXTERNAL

### FRONT

Fenced off garden area. Paved off road parking area.

### REAR

Steps leading to tiered garden with decorative stones, Astro Turf and patio seating area with side access.

### TENURE

Leasehold - There are 50 years remaining on the lease. The Vendor is in the process of purchasing the Freehold.

GROUND RENT: £30 per annum

