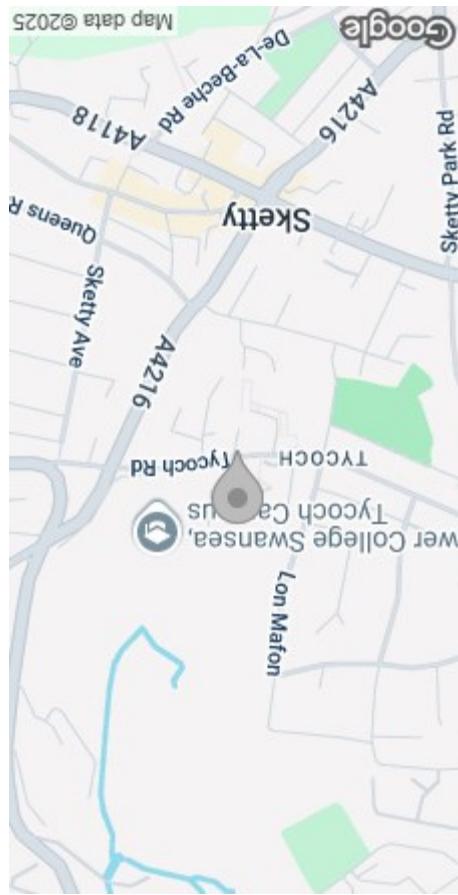
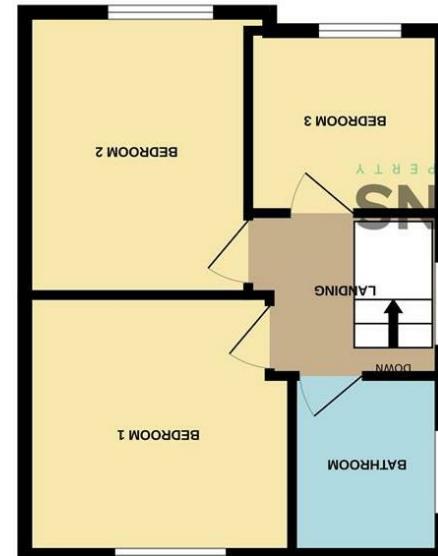


These particularists, whilst best believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Individual purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.

EPC



## AREA MAP



ST FLOOR



GROUND FLOOR

## FLOOR PLAN



**25 Tycoch Road**  
Sketty, Swansea, SA2 9EE  
**Asking Price £290,000**



## GENERAL INFORMATION

A wonderful opportunity to purchase a three bedroom semi-detached property that offers the new owner to really put there own stamp on it. Situated in a highly popular area of Tycoch, benefiting from close access to the local amenities that are available such as Tycoch Square, Sketty Cross and Tycoch College. The property comprises Living Room, Kitchen diner and shower room to the Ground Floor, Three Bedrooms and Family Bathroom to the First Floor. Benefits include uPVC double glazed windows throughout, gas central heating, low maintenance decorative stone front garden, rear decked area leading to garden with mature shrubs. Within close distance to Parklands and Sketty Primary, Olchfa Comprehensive School and a short drive away from Swansea University and Singleton Hospital. Within walking distance to Gower college.

EPC - E  
COUNCIL TAX - E  
TENURE - FREEHOLD

## FULL DESCRIPTION

### ENTRANCE

Enter via composite door with double glazed side panels into:

### HALLWAY

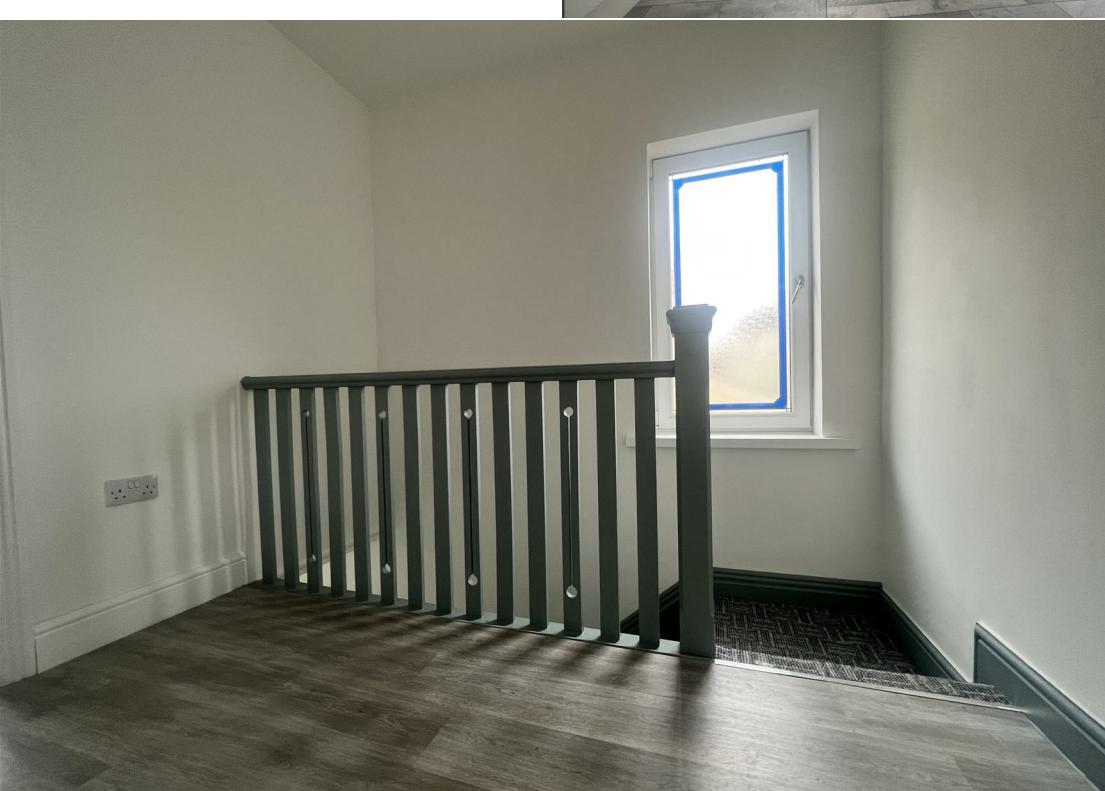
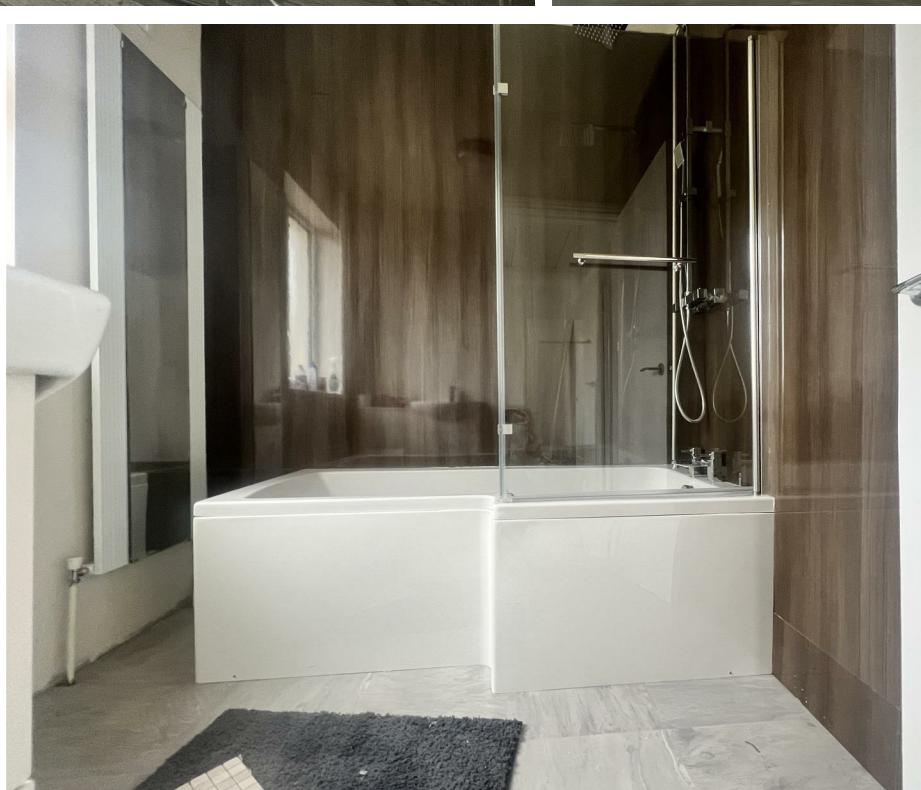
Stairs to first floor, uPVC double glazed window to side, radiator, under stairs storage.

### LOUNGE

12'7" x 12'10" (3.85 x 3.92)  
UPVC double glazed bay window to front, coved ceiling, chimney breast, radiator.

### SHOWER ROOM

Three piece suite comprising shower, low level w/c, wall mounted wash hand basin.



**KITCHEN/DINING ROOM**  
kitchen 12'11" x 7'2" dining room 11'10" x 10'5" (kitchen 3.94m x 2.18m dining room 3.61m x 3.18m)

Kitchen - Range of wall and base units with work surface over, stainless steel sink and half with drainer, electric four ring hob with extractor over, eye level oven and grill, Integrated washing machine, Integrated dishwasher, uPVC double glazed window to side, Sliding patio doors to rear.

Dining area - UPVC double glazed patio doors to rear, chimney breast with feature fireplace and surround, modern radiator.

### FIRST FLOOR

#### LANDING

UPVC double glazed window to side, Loft hatch with pull down ladder.

#### BEDROOM ONE

11'8" x 11'5" (3.57 x 3.49)  
UPVC double glazed window to rear, radiator, alcoves.

#### BEDROOM TWO

10'2" x 12'9" (3.10 x 3.91)  
UPVC double glazed window to front, radiator, feature fireplace, alcoves.

#### BEDROOM THREE

6'7" x 8'1" (2.03 x 2.48)  
UPVC double glazed to front, wall mounted boiler, radiator.

#### BATHROOM

Three piece suite comprising bath with shower over, vanity unit housing low level W.C and wash hand basin, upright radiator with mirror. Upvc double glazed window to side.

#### EXTERNALLY

FRONT - Bordered with mature shrubs, laid with decorative stone.  
REAR - Decked area with steps leading to garden bordered with shrubs.

