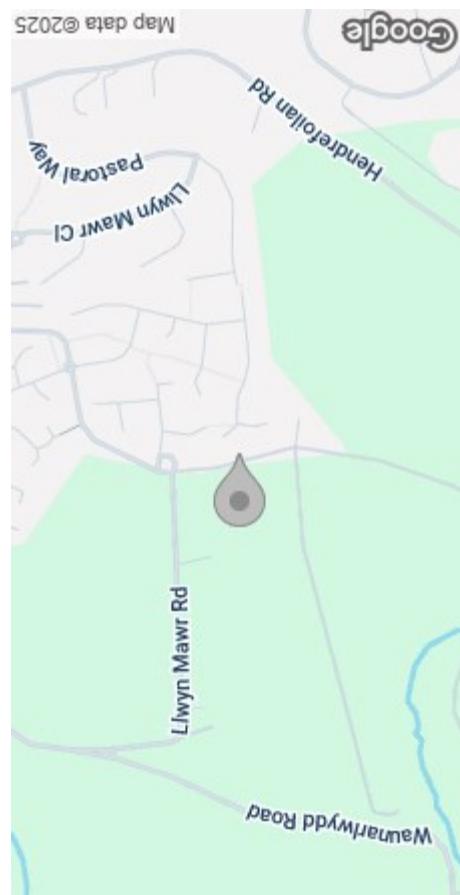
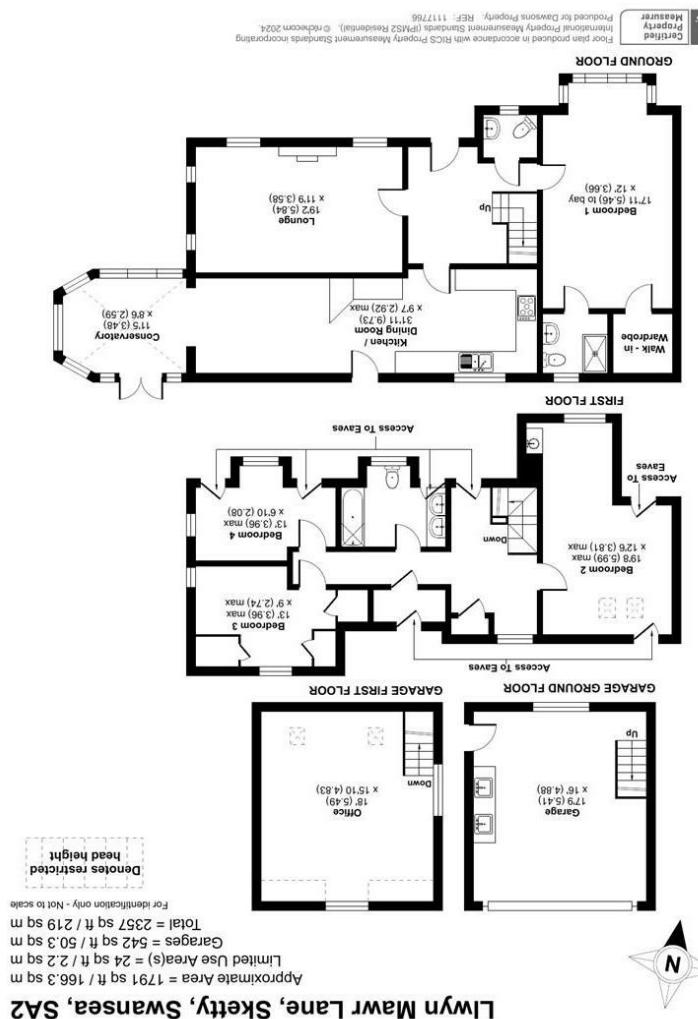


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise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

EPC



AREA MAP



FLLOOR PLAN



3 Llwyn Mawr Lane
Tycoch, Swansea, SA2 9JX
Best Offers Over £500 000



GENERAL INFORMATION

NO CHAIN, A UNIQUE MODERN DETACHED FAMILY HOME BUILT IN 2003 SET IN A CUL DE SAC LOCATION.

A very well presented and ideally situated detached four bedroom family home located in the heart of Tycoch.

This lovely family home comprises: Entrance Hallway, Cloakroom, Lounge, Open Plan Fitted Kitchen/ Dining Room and Conservatory, Master Bedroom with En- Suite and walk in wardrobe to the ground floor. The First Floor Boosts Three Bedrooms and Family Bathroom. Externally there is driveway parking to the side of the property a Detached mezzanine style double garage with electrics, a laid-to-lawn garden, patio and decked seating area, there is lighting censor to the external of the property and CCTV cameras. Benefits include uPVC double glazing throughout, gas central heating, under floor heating in the kitchen, bathroom and Ensuite, driveway parking, double mezzanine garage.

It is located within great school catchments and offers easy access to local amenities, Tycoch Square, Sketty Cross, Fforestfach and the M4.

This bright and airy property would make an ideal family home.

EPC: A
Tenure: Freehold
Council Tax Band: G



FULL DESCRIPTION

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE

BEDROOM ONE

EN-SUITE

OPEN PLAN

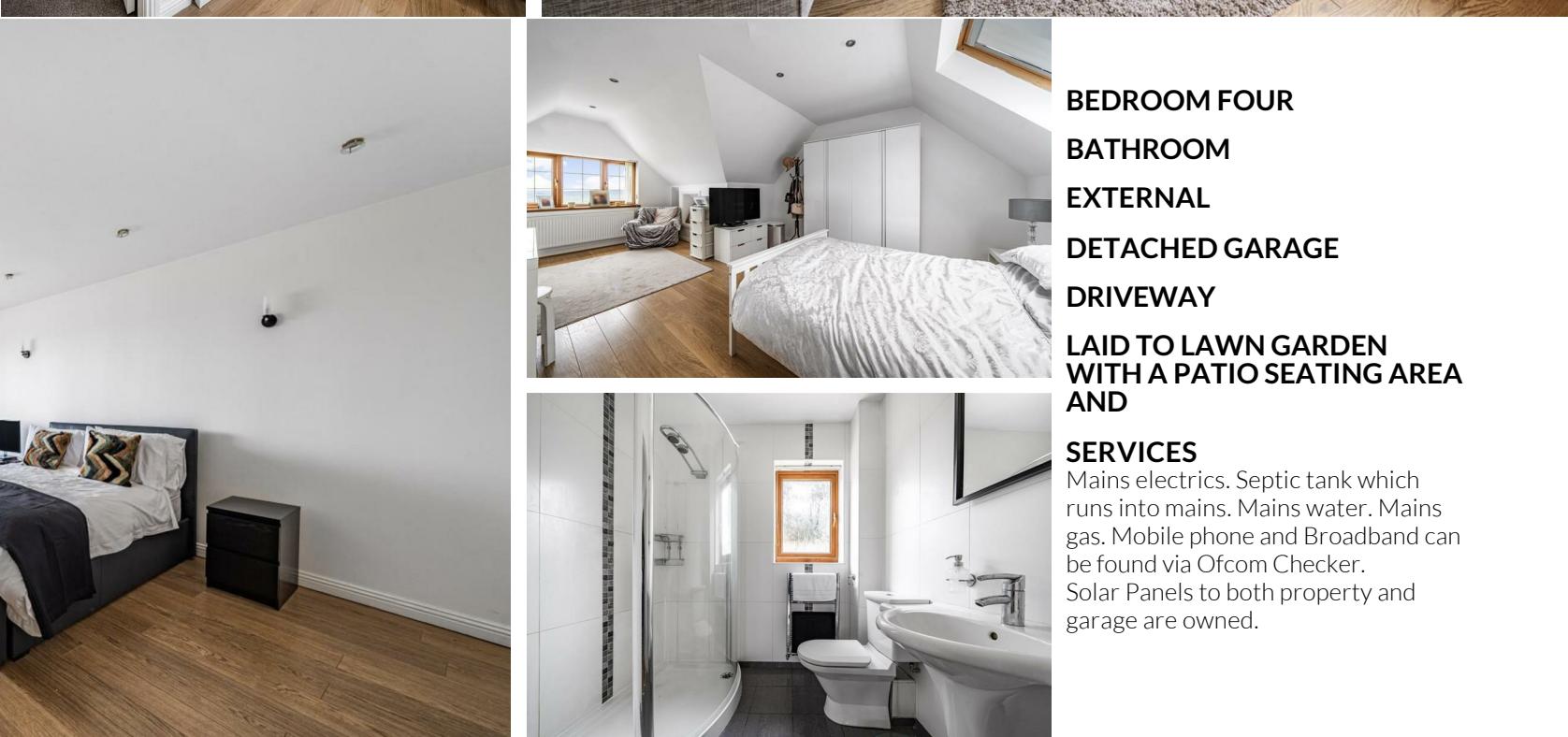
FITTED KITCHEN/ DINING ROOM AND CONSERVATORY

FIRST FLOOR

LANDING

BEDROOM TWO

BEDROOM THREE



BEDROOM FOUR

BATHROOM

EXTERNAL

DETACHED GARAGE

DRIVEWAY

LAID TO LAWN GARDEN WITH A PATIO SEATING AREA AND

SERVICES

Mains electrics. Septic tank which runs into mains. Mains water. Mains gas. Mobile phone and Broadband can be found via Ofcom Checker. Solar Panels to both property and garage are owned.

