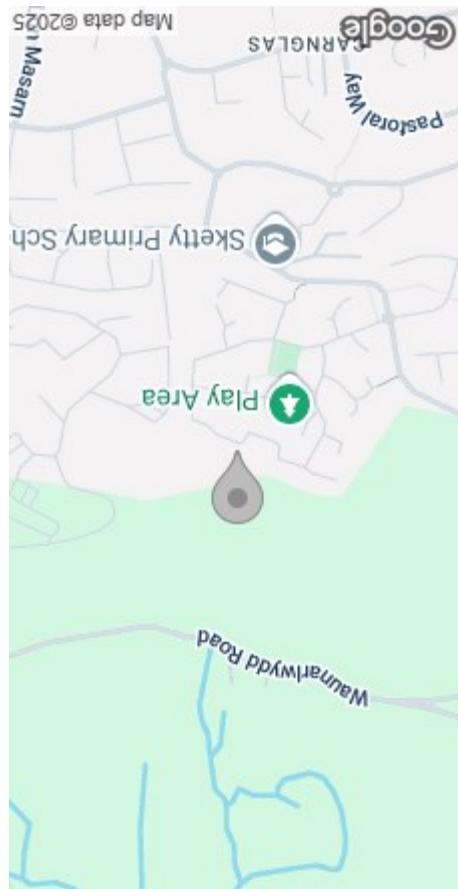


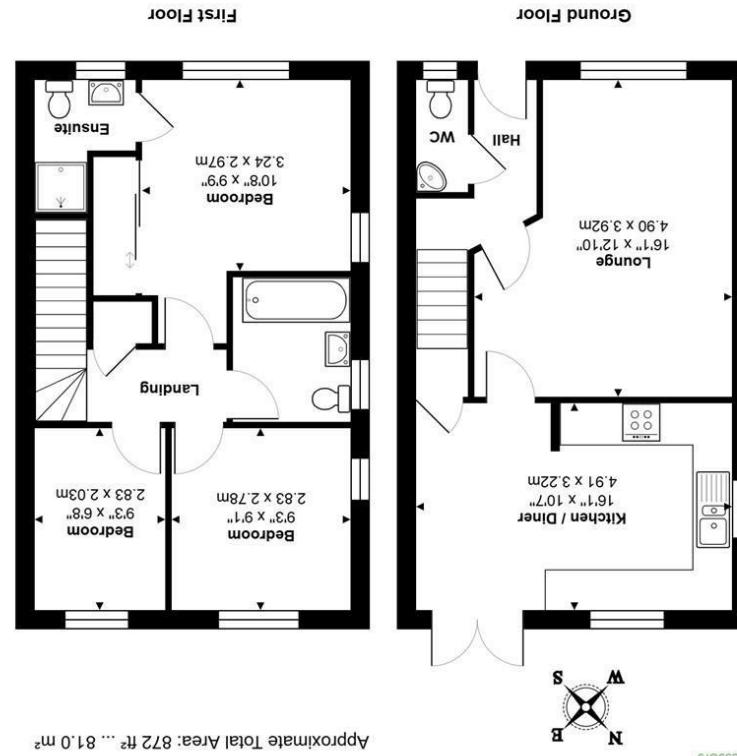
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP

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cannot be guaranteed for accuracy, as such, they should be checked before any contract or purchase.
However, they are only an approximate general guide and the property details
We have made every effort to ensure the measurements and details are accurate.
All measurements are approximate and for identification purposes only.



79, Bryn Derwen, Sketty, SA2 9GX



Approximate Total Area: 872 ft² ... 81.0 m²

FLOOR PLAN



79 Bryn Derwen
Sketty, Swansea, SA2 9GX
Offers Around £260,000



GENERAL INFORMATION

We are delighted to present this beautifully maintained, modern three-bedroom semi-detached home, tucked away in a peaceful setting within the highly sought-after area of Tycoch.

The ground floor features a welcoming hallway, a convenient cloakroom, a spacious living room, and a stylish kitchen/dining area. Upstairs, you'll find three well-proportioned bedrooms, including a master with an en-suite, along with a contemporary family bathroom.

Additional benefits include uPVC double glazing, gas central heating, built-in storage, and a private rear garden with a decking and patio—perfect for relaxation or entertaining. The property also boasts a driveway for off-road parking.

Ideally situated for easy access to Sketty Cross, Tycoch Square, Singleton Hospital & Park, Swansea University, and the scenic seafront, this home is perfect for families and professionals alike. Just a two-minute walk to the nearest bus stop, it's within easy reach of the award-winning Olchfa Comprehensive School, Bishop Gore, Gower College, and walking distance to Sketty Primary School.

Viewing is highly recommended to fully appreciate all this wonderful home has to offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
16'0" x 12'10" (4.90 x 3.92)



KITCHEN/DINER
16'1" x 10'6" (4.91 x 3.22)



CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1
10'7" x 9'8" (3.24 x 2.97)



ENSUITE SHOWER ROOM



BEDROOM 2
9'3" x 9'1" (2.83 x 2.78)

BEDROOM 3
9'3" x 6'7" (2.83 x 2.03)

FAMILY BATHROOM

EXTERNAL
FRONT - Patioed front garden.

REAR - Garden patioed with a decked area and side access to parking spaces.

PARKING

Off road parking to rear with 2 spaces.

TENURE
Freehold

EPC
C

COUNCIL TAX
E

SERVICES
Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via TalkTalk. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendor's current supplier Sky. Please refer to Ofcom checker for further information.

ADDITIONAL INFORMATION
£100 per annum paid for the maintenance of the site.
Management Company - Awel Y Coed

