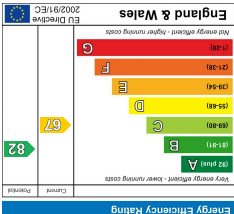


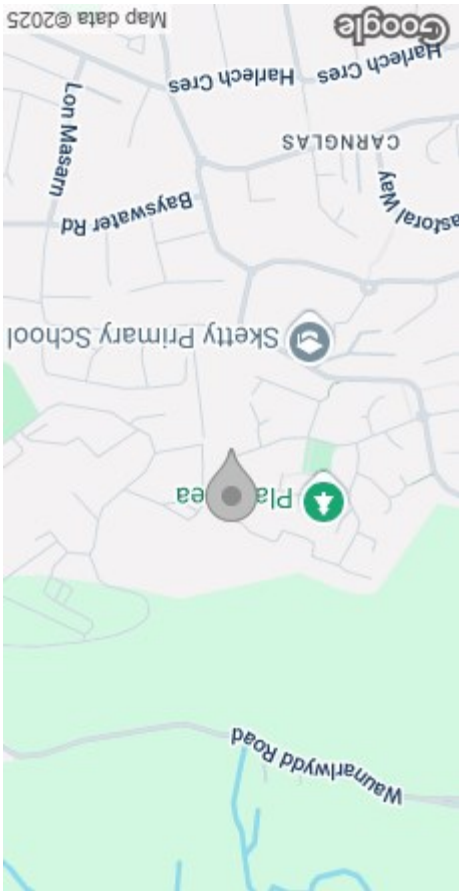
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### EPC



### AREA MAP



### FLOOR PLAN



14 Pant-Yr-Odyn  
Sketty, Swansea, SA2 9GR  
Asking Price £350,000





GENERAL INFORMATION

This neatly presented 4-bedroom detached home is situated in the quiet and sought-after area of Tycoch. The ground floor comprises a welcoming porch and hallway, a spacious lounge/dining room, a cozy sitting room, a well-appointed kitchen, a utility room, a cloakroom, a study/office, and a charming conservatory. Upstairs, you'll find 4 bedrooms, a family bathroom, and an en suite to the master bedroom.

Externally, the property boasts a well-maintained front garden, an enclosed rear garden with a patio area perfect for outdoor relaxation, and a lawned garden. To the front, there is ample parking for 4 vehicles, along with an integral garage. Additional benefits include gas central heating, uPVC double glazing, and a convenient garage.

The property is ideally located within close proximity to local shops, amenities, and a regular bus service. The M4, Tycoch College, and Fforestfach Retail Park are also easily accessible.

An internal viewing is highly recommended to fully appreciate the potential of this family home.

No onward chain.  
EPC - D  
Council Tax Band - F  
Tenure - Freehold

FULL DESCRIPTION

GROUND FLOOR

PORCH

HALLWAY

SITTING ROOM

12'4" x 9'4" (3.77 x 2.85)

LOUNGE/DINING ROOM

16'8" x 11'5" (5.09 x 3.49)

CONSERVATORY

10'10" x 9'10" (3.31 x 3.01)

OFFICE

8'4" x 10'5" (2.56 x 3.19)

CLOAKROOM

KITCHEN

11'3" x 9'2" (3.45 x 2.81)



UTILITY ROOM

8'4" x 6'3" (2.55 x 1.91)

FIRST FLOOR

LANDING

BEDROOM 1

14'9" x 9'4" (4.51 x 2.85)

EN SUITE

BEDROOM 2

11'5" x 10'4" (3.49 x 3.15)

BEDROOM 3

9'10" x 9'10" (3.01 x 3.00)

BEDROOM 4

9'1" max x 8'2" max (2.79 max x 2.49 max)

FAMILY BATHROOM

EXTERNAL

FRONT - Laid to lawn with driveway parking for 4 vehicles.

REAR - Enclosed rear with a sit-out patio area and laid to lawn garden.

SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

