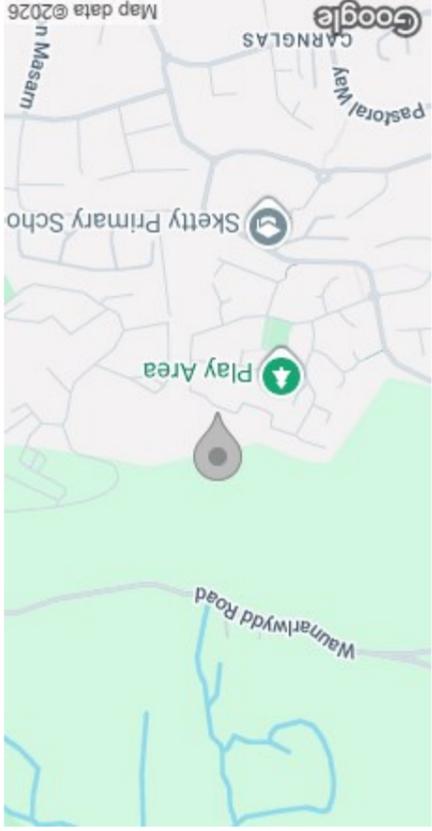


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

All measurements are approximate and for identification purposes only. However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy, as such, they should be checked by a solicitor before any contract. © Seipac 2024



FLOOR PLAN



AREA MAP



87 Bryn Derwen
 Sketty, Swansea, SA2 9GX
Asking Price £265,000

3 Bedrooms, 2 Bathrooms, 1 Lounge, C (Carport)

GENERAL INFORMATION

No Onward Chain!! 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 lawn 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.

EPC - C
Tenure - Freehold
Council Tax Band - E

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

16'2" max x 12'9" max (4.93 max x 3.91 max)

KITCHEN/DINER

16'0" x 10'5" (4.88 x 3.20)

CLOAKROOM

STORAGE CUPBOARD

FIRST FLOOR

BEDROOM 1

13'8" x 10'7" (4.19 x 3.23)

EN SUITE SHOWER ROOM



BEDROOM 2
9'3" x 8'11" (2.84 x 2.74)

BEDROOM 3
8'11" x 6'7" (2.74 x 2.02)

FAMILY BATHROOM

AIRING CUPBOARD

EXTERNAL

FRONT - Path leading to the property.

SIDE - Driveway parking for 2 vehicles.

REAR - Enclosed laid to lawn garden backing on to woodlands with a sit-out patio and a garden shed.

SERVICES

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

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

