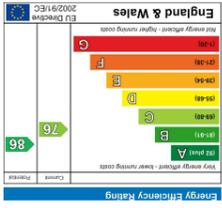
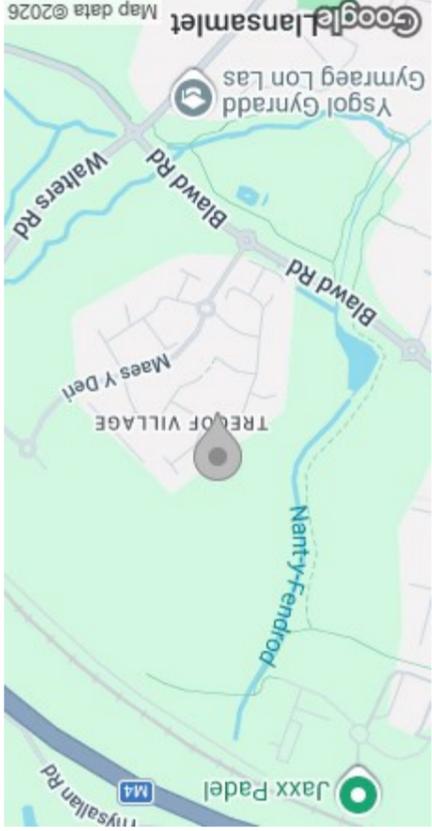


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

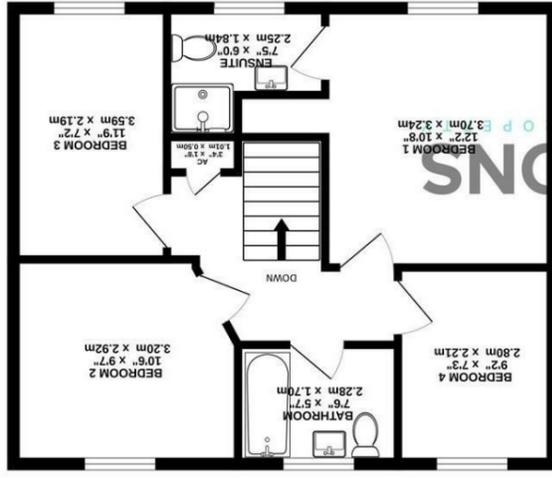
TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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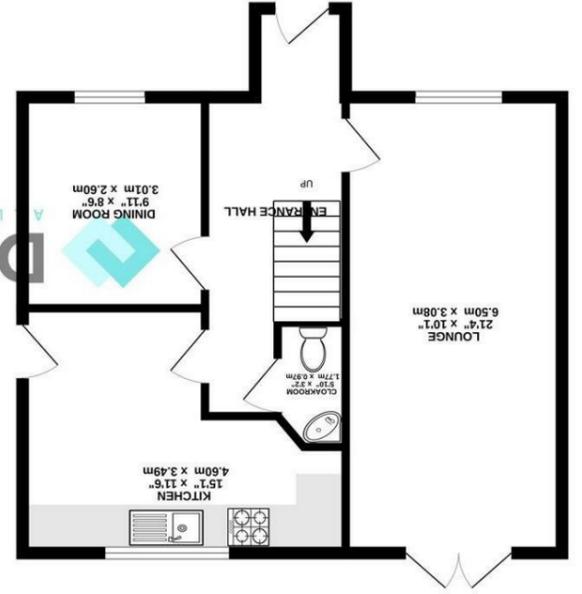
EPC



AREA MAP



1ST FLOOR
 538 sq.ft. (49.9 sq.m.) approx.



GROUND FLOOR
 555 sq.ft. (51.6 sq.m.) approx.

FLOOR PLAN



15 Sycamore Avenue
 Swansea Vale, Swansea, SA7 0NH
 Offers Over £350,000



GENERAL INFORMATION

Located in the desirable area of Swansea Vale, this impressive detached house on Sycamore Avenue offers a perfect blend of comfort and versatility. With four spacious bedrooms, this property is ideal for families seeking ample living space. The well-designed layout includes two welcoming reception rooms, providing a warm and inviting atmosphere for both relaxation and entertaining.

One of the standout features of this home is its corner plot, which enhances privacy and offers a generous outdoor space. The enclosed rear garden is perfect for children to play safely or for hosting summer barbecues with friends and family. Additionally, the property boasts a driveway and garage, ensuring convenient parking and extra storage options.

With two bathrooms and a cloakroom, morning routines will be a breeze, accommodating the needs of a busy household. The versatile accommodation allows for various living arrangements, making it suitable for different lifestyles.

Importantly, this property is offered with no chain, allowing for a smooth and efficient purchase process. Whether you are a growing family or looking for a spacious home with potential, this property on Sycamore Avenue is not to be missed.

FULL DESCRIPTION

Entrance

Hallway

Lounge
21'4 x 10'1 (6.50m x 3.07m)

Cloakroom
5'10 x 3'2 (1.78m x 0.97m)

Dining Room
8'11 x 8'6 (2.72m x 2.59m)

Kitchen
15'1 x 11'6 (4.60m x 3.51m)

First Floor



Landing

Bedroom One
12'2 x 10'8 (3.71m x 3.25m)

Ensuite
7'5 x 6'0 (2.26m x 1.83m)

Bedroom Two
10'6 x 9'7 (3.20m x 2.92m)

Bedroom Three
11'9 x 7'2 (3.58m x 2.18m)

Bedroom Four
9'2 x 7'3 (2.79m x 2.21m)

Bathroom

External

Parking
Driveway and garage.

Council Tax Band
E

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

