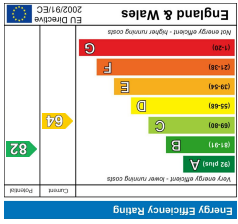


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

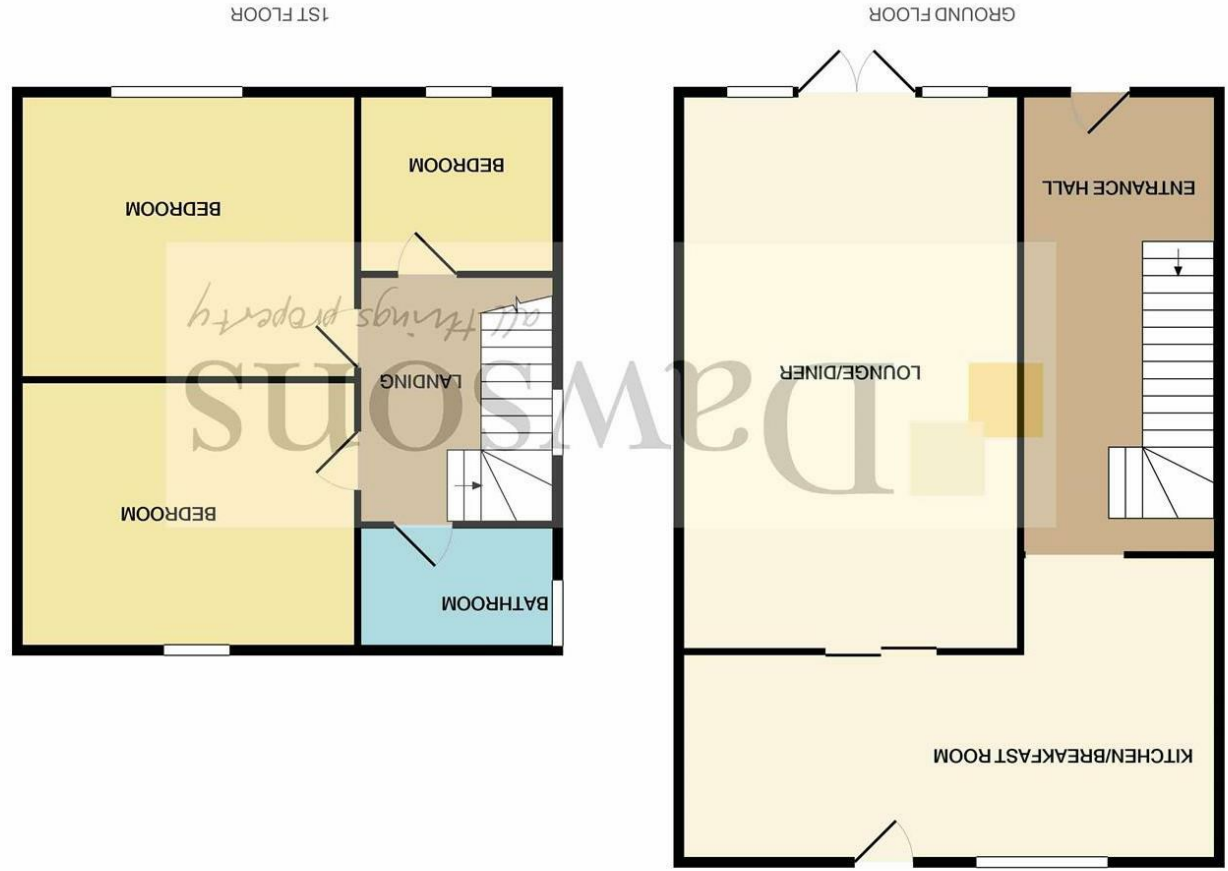
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with HETOPX ©2021



EPC



AREA MAP



FLOOR PLAN



**Lyndhurst Llwynmawr Road**  
 Sketty, Swansea, SA2 9HE  
**Asking Price £279,950**



## GENERAL INFORMATION

Immaculately presented semi detached property located in a very quiet area of Tycoch. This lovely family home briefly comprises of light and airy entrance hallway, lounge/ dining room over looking a south facing front garden, L shaped modern fitted kitchen/ breakfast room with three bedrooms and family bathroom to first floor. Benefits include uPVC double glazing, gas central heating, ample storage facilities, well maintained decor throughout, partial sea views, south facing front and rear gardens and driveway. This delightful home would make an ideal family home. It offers easy access to local amenities, Tycoch Square, Sketty & Killay. It is within walking distance to Sketty Primary School and is in other great school catchments such as Olchfa Comprehensive. Viewing recommended to admire its great quiet and family friendly location, immaculate condition and bright and airy feel. EPC - D.

## FULL DESCRIPTION

### ENTRANCE

Enter via UPVC stain glass panel door into:

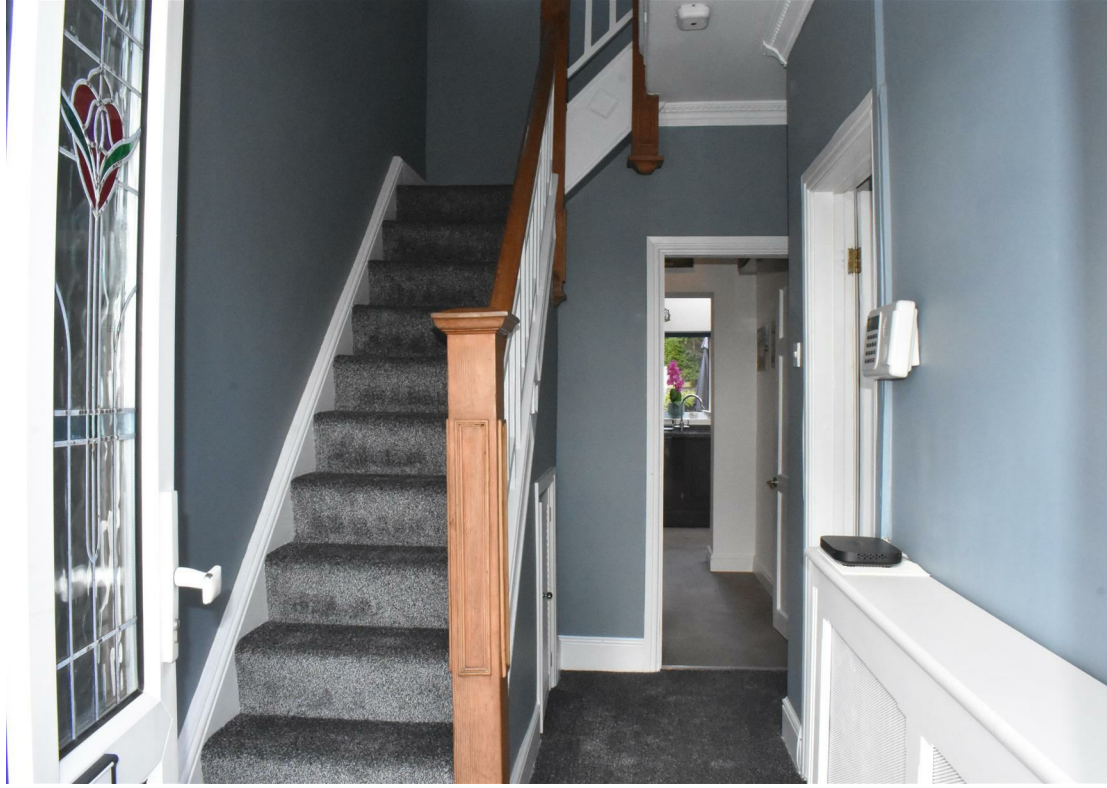
### HALLWAY

Enter into a bright and airy hallway with coved ceiling, decorative corbels, radiator, understairs storage cupboard and stairs to first floor.

### LOUNGE/DINING ROOM

21'2" x 12'1" (6.47m x 3.69m)

UPVC double glazed French door and windows to front overlooking the south facing garden, feature fireplace, alcove storage cupboard's, part carpet and part wooden flooring, coved ceiling, two radiators, UPVC patio door to rear.



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### L SHAPED FITTED KITCHEN/BREAKFAST ROOM

17'9" x 16'11" (5.42m x 5.17m)  
Fitted with a range of modern wall and base units with contemporary work surface over, set in sink and drainer with mixer tap, built in electric oven with gas hob, chimney style extractor fan over, plumbed for washing machine, integrated boiler, integrated freezer, wine rack, breakfast bar, radiator, tiled flooring, underfloor heating, two Velux windows to rear, UPVC double glaze window to rear and UPVC patio door to rear.

### FIRST FLOOR

#### LANDING

UPVC double glaze window to side, loft access.

#### BEDROOM 1

13'6" x 11'5" (4.13m x 3.50m)

UPVC double glaze bay window to front with partial sea views, alcoves, radiator, laminate flooring.

#### BEDROOM 2

11'11" x 9'6" (3.65m x 2.92m)

UPVC double glaze window to rear, alcoves, feature fireplace, radiator, laminate flooring.

#### BEDROOM 3

7'3" x 6'2" (2.23m x 1.90m)

UPVC double glaze window to front with part sea views.

### BATHROOM

Three-piece suite comprising tiled panelled bath with handheld shower and shower over, low-level WC, wall mounted wash hand basin, spotlighting, tiled walls, tiled flooring, underfloor heating, chrome wall mounted radiator.

### EXTERNAL

#### FRONT

Laid to lawn south facing garden, with a patio area mature shrubs and Driveway.

#### REAR

From the kitchen there is a patio area for entertaining, leading to a well maintained tiered garden with various seating areas and flower beds. Wooden workshop with lights and electric to far end.

### TENURE

Leasehold - 900+ years  
Ground Rent: £3.24

