

**42 Sycamore Avenue
Tregof Village
Llansamlet
Swansea
SA7 0NH**

Price **£620 Monthly ***



- Three bedroomed modern family home
- Sought after modern development
- Quiet Cul de sac location
- Within easy access to the M4
- Three storey accommodation
- Bathroom plus en suite shower room
- PART FURNISHED
- Downstairs cloakroom
- Private rear gardens
- Garage and driveway parking

General Description

A three bed home on three levels in this quiet cul de sac position of this highly sought after modern development within easy reach of good amenities, the M4, & Morriston hospital. The accommodation includes a lounge, fitted kitchen, cloaks, family bathroom, plus a shower room off the master bedroom

EPC Rating: C78

42 Sycamore Avenue, Tregof Village, Llansamlet, Swansea SA7 0NH

Property Description

A three bedroomed home on three levels in this quiet cul de sac position of this highly sought after modern development within easy reach of good amenities, the M4, & Morriston hospital. The accommodation includes a lounge, fitted kitchen, cloakroom, family bathroom, an en-suite shower room off the master bedroom, gas central heating and double glazing. Externally there is a good sized private garden with rear pedestrian access, a garage and driveway parking. PART FURNISHED.

Entrance Hall

Radiator, stairs to first floor.

Lounge (13' 04" x 12' 10") or (4.06m x 3.91m)

Electric fire and feature surround, Radiator, double glazed French doors to rear.

Kitchen (13' 0" x 7' 0") or (3.96m x 2.13m)

Fitted with a range of modern wall and base units, worktops with inset sink unit, plumbing for washing machine, built in oven, hob and extractor, radiator, part tiled walls, double glazed window to front.

Cloakroom

Wc, wash hand basin, radiator, marble flooring.

First Floor

Landing

Double glazed window with open views.

Bedroom 2 (13' 10" x 9' 10") or (4.22m x 3.00m)

Radiator, double glazed window to rear.

Bedroom 3 (8' 0" x 7' 0") or (2.44m x 2.13m)

Radiator, double glazed window to front with open views.

Bathroom

Three piece bathroom suite, shower and screen over bath, part tiled walls, mosaic style marble floor tiles, radiator.

Second Floor.

Landing

Radiator, cupboard with Baxi gas central heating boiler.

Bedroom 1 (13' 10" x 9' 07") or (4.22m x 2.92m)

Radiator, two double glazed 'Velux' windows.

Shower Room

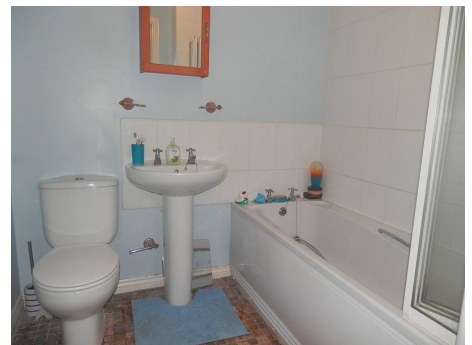
Wc, wash hand basin, shower cubicle, tiled flooring, radiator, double glazed window.

Outside

To the front is an open plan garden with a small tree, a driveway and garage. To the rear is a good sized enclosed garden in lawns with a large patio area, enjoying a private aspect. There is also rear pedestrian access.

Directions

From our Morriston office proceed down Clase Road. Turn left at the round about, follow road passing DFS on your left hand side. Turn right at the next roundabout. Proceed straight over the next two roundabouts. At the next roundabout turn left into Tregof Village, proceed over the next roundabout, take first left into llys llwynfen follow the road around to the left hand side taking right hand turn onto sycamore avenue where the property can be found.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.