



85 Lon Masarn, Tycoch, Swansea, SA2 9EX
Asking Price **£169,950**

Offering stunning sea views across Swansea Bay and Mumbles head this unique and surprisingly spacious semi detached property is situated in a quiet location in the popular area of Tycoch. This well proportioned home is spread over three levels and comprises welcoming split level entrance hallway, open plan style modern kitchen/dining room/lounge with french doors out onto garden, three bedrooms and a f/f bathroom. Benefits include Upvc d/g, gas c/h, driveway and garage. Enjoying a sizeable enclosed south facing tiered rear garden laid to lawn with paved seating area and pond feature. Within Sketty and Olchfa school catchments. Offering easy access to Sketty, Tycoch, Singleton hospital, Swansea Uni, Fforestfach retail Park and the M4. An ideal first time buy or investment purchase with no upward chain involved.

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ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:-

HALLWAY

Bright and airy split level hallway, coving, staircase to first floor, cupboard housing electric meters, wooden door into garage, steps down to:-

OPEN PLAN STYLE KITCHEN/DINING ROOM/ LOUNGE

KITCHEN/DINER 5.475m max x 3.038m max (17'11" max x 10'0" max)

Fitted with a range of modern wooden wall and base units incorporating work surface over, set in 1½ bowl sink and drainer with stainless steel

mixer tap, gas and electric cooker points with extractor hood over, cupboard housing wall mounted "Baxi" gas combination boiler, red high gloss ceramic splash back tiles, uPVC double glazed window to side, coving, radiator, wood effect flooring, opening into:-

LOUNGE 5.429m x 3.508m (17'10" x 11'6")

UPVC double glazed full length windows and french doors to rear opening out onto garden boasting a stunning south facing sea view outlook, coving, radiator, wood effect flooring.

FIRST FLOOR

LANDING

Sizeable landing area, loft hatch, radiator, doors off to:-

BEDROOM 1 4.115m x 2.736m (13'6" x 9'0")

UPVC double glazed window to rear boasting fabulous sea view across Swansea Bay and Mumbles head, radiator.

BEDROOM 2 2.777m x 2.607m (9'1" x 8'7")

UPVC double glazed window to front, radiator, wood effect flooring.

BEDROOM 3 3.139m x 2.734m (10'4" x 8'11")

UPVC double glazed window to front enjoying stunning far reaching sea views across Swansea Bay and Mumbles Head, radiator.

BATHROOM 1.773m x 1.694m (5'10" x 5'7")

White three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, panelled bath with electric shower over, ceramic wall tiles with detailed glitter effect border tiles, uPVC double glazed obscured glass window to front, wall mounted chrome towel radiator, vinyl floor covering.

EXTERNAL

FRONT

Open access onto driveway providing off road parking for up to two vehicles, access into garage. Pathway to entrance, gated side access to rear garden.

GARAGE 4.778m x 2.822m (15'8" x 9'3")

Up and over door, fitted with a range of base units incorporating work surface over, plumbed for washing machine, lighting and electrics.

REAR

Sizeable enclosed south facing tiered rear garden offering a patio seating area and two laid to lawn areas, enjoying a pretty pond features and fantastic far reaching sea views across Swansea Bay and Mumbles Head.

DIRECTIONS

From our Sketty Showroom proceed to the traffic lights at Gower Road turn right on to Vivian Road proceed to the mini roundabout turn left on to Tycoch Road take the third turning right into Lon Masarn and follow the road up and bear left, the property will be found on your left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

