



## 70 Pastoral Way, Tycoch, Swansea, SA2 9LY

A wonderful opportunity to acquire this immaculate and beautifully upgraded and well maintained modern detached family home boasting superb sea views across Swansea Bay situated in a desirable location in the popular area of Tycoch. This lovely property boasts ample living space throughout and comprises welcoming entrance hallway, cloakroom, contemporary kitchen, bright lounge, dining room, sitting room, impressive conservatory, four bedrooms, stylish Ensuite shower room and a modern f/f bathroom. Benefits include Upvc d/g, gas c/h, ample built in storage, driveway parking and an attractive sizeable enclosed laid to lawn garden. Withing good school catchments. Offering easy access Tycoch Square, Sketty, Killay, Mumbles, Fforestfach retail park, M4 and the sea front. Just a short car journey away from Singleton hospital and Swansea University. Internal viewing essential to appreciate the style and class this fabulous home has to offer.

**Asking Price £325,000**

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### ENTRANCE

Enter via uPVC double glazed glass panel door into:-

### HALLWAY

Bright and welcoming entrance hallway, inset ceiling spotlights, coving, staircase to first floor with contemporary glass balustrade, two built in understairs storage cupboards, built in pantry, opening into dining area, column radiator, wood effect flooring, doors off to:-

### CLOAKROOM 1.393mx 1.75m (4'7" 5'9")

Modern white two piece suite comprising low level w.c, and wash hand basin with stainless steel mixer tap and vanity unit, inset ceiling spotlights, coving, uPVC double glazed obscured glass window to side, neutral ceramic wall tiles, wall mounted vertical chrome towel radiator, neutral ceramic floor tiles.

### KITCHEN 3.375m x 3.142m (11'1" x 10'4")

Opening into kitchen, fitted with a range of light wood wall and base units incorporating high gloss granite effect work top with matching splash backs, set in circular sink with separate drainer and stainless steel mixer tap over, space for gas range cooker with stainless steel splash back and extractor hood over, plumbed for washing machine and dishwasher, wall mounted gas "Baxi" boiler, inset ceiling spotlights, coving, uPVC double glazed window to rear into conservatory, uPVC double glazed obscured glass panel door to side leading out to garden, radiator, tiled effect neutral vinyl floor covering.

### LOUNGE 6.571m x 3.339m (21'7" x 10'11")

Light and airy lounge with two uPVC double glazed window to front enjoying a pleasant garden outlook, inset ceiling spotlights, coving, set in stainless steel gas fire with neutral hearth, backdrop and surround, radiator, wood effect flooring.

### DINING ROOM 3.060m max x 2.799m max (10'0" max x 9'2" max)

Sliding glass panel doors into conservatory, coving, radiator, wood effect flooring opening into:-

### SITTING ROOM 5.137m x 2.396m (16'10" x 7'10")

Large uPVC double glazed window to side looking into conservatory, uPVC double glazed windows to front, inset ceiling spotlights, coving, set in coal effect gas fire with high gloss hearth with wood surround.

### CONSERVATORY 6.333m x 4.065m (20'9" x 13'4")

Am impressive conservatory with uPVC double glazed windows to side and rear enjoying a pleasant leafy green outlook, uPVC double glazed french doors to rear opening out onto garden, uPVC double glazed windows to kitchen and sitting room, radiator, wood effect flooring.

### FIRST FLOOR

### LANDING

Inset ceiling spotlights, loft hatch, built in airing cupboard housing water tank, wood panelled doors off to:-

### BEDROOM 1 3.569m x 3.190m (11'9" x 10'6")

UPVC double glazed window to rear boasting beautiful far reaching sea views across Swansea Bay, fitted full length mirrored wardrobes, radiator, wood panelled door into:-

### EN SUITE 2.446m x 1.288m (8'0" x 4'3")

White modern two piece suite comprising wash hand basin with stainless steel mixer tap and a sliding glass door double shower cubicle with electric shower over, inset ceiling spotlights, extractor fan, neutral ceramic wall tiles, wall mounted vertical chrome towel radiator, wood effect flooring.

### BEDROOM 2 3.447m max x 3.220m (11'4" max x 10'7")

UPVC double glazed window to front, fitted full length mirrored wardrobes, radiator, light wood effect laminate flooring.

### BEDROOM 3 2.767m x 2.230m (9'1" x 7'4")

UPVC double glazed window to rear enjoying far reaching sea views across Swansea Bay, fitted full length wardrobes, radiator, light wood effect flooring.

### BEDROOM 4 2.765m x 2.572m (9'1" x 8'5")

UPVC double glazed window to front, built in storage cupboard, radiator, light wood effect flooring.

### BATHROOM 1.974m x 1.718m (6'6" x 5'8")

Modern chic bathroom with a stylish white three piece suite comprising low level w.c., vanity unit wash hand basin with stainless steel mixer tap, set in bath with stainless steel mixer tap with hand held shower attachment, inset ceiling spotlights, coving, uPVC double glazed obscured glass window to side, contemporary ceramic wall tiles, wall mounted vertical chrome towel radiator, matching neutral ceramic floor tiles.

### EXTERNAL

### FRONT

Pleasant laid to lawn garden with attractive mature bushes and trees, driveway parking leading to entrance and side access to rear garden.

### REAR

An attractive sizeable laid to lawn garden with mature bushes and shrubs, decked seating area, storage shed, pleasant patio area and pathway.

### DIRECTIONS

From our Sketty office proceed up Gower Rd turning right at traffic lights onto Vivian Rd. Take first left at mini round about onto Tycoch Road and continue to the traffic lights turning right onto Carnglas Rd. Take first left at mini round about and second right onto Pastoral Way continue up the hill and the property can be found on your right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.