Dawsons
estate agents

61 Tycoch Road, Tycoch, Swansea, SA2 9EG

Bright and spacious extended traditional semi detached property situated within the popular area of Tycoch within walking distance of local shops, amenities and a regular bus service. This well proportioned property comprises cloakroom, sizable lounge, dining/sitting room, kitchen, three bedrooms and a good size bath/shower room. Benefits include Upvc d/g, gas c/h, ample built in storage space and a sizeable detached garage to rear. An ideal family home within good school catchment areas. Easy access to Gower college, Singleton hospital, Swansea University and the sea front. EPC- D

Asking Price £215,000

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Relocation agent network
relocation-agent-network.co.uk

The Property Ombudsman

ENTRANCE
Enter via Upvc double glazed obscured glass panel door into:

LOUNGE 6.270m x 4.427m into bay (20'7" x 14'6" into bay)
Bright and welcoming lounge, Upvc double glazed bay window to front, Upvc double glazed obscured glass windows to front, coving, staircase to first floor, double doors into dining/sitting room, radiator, door into:

CLOAKROOM 2.499m x 1.210m max (8'2" x 4'0" max)
Two piece suite comprising low level WC, pedestal wash hand basin, Upvc double glazed obscured glass window to side, extractor fan, built in under stairs storage cupboard, ceramic wall tiles, radiator, ceramic floor tiles.

DINING/SITTING ROOM 6.030m max x 3.614m max (19'9" max x 11'10" max)
Upvc double glazed sliding glass panel doors out leading out to patio area offering an attractive garden view outlook, coving, plate rack, wall lights, set in coal effect gas fire with marble effect hearth and backdrop with ornate wood surround, radiator, door into:

KITCHEN 4.638m x 2.483m (15'3" x 8'2")
Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel circular sink and drainer with mixer tap, built in electric oven and grill with set in four ring gas hob, plumbed for washing machine, inset ceiling spotlights, coving, Upvc double glazed window to rear boasting a pleasant garden view outlook, Upvc double glazed obscured glass panel door to side leading out to garden, ceramic wall and floor tiles.

FIRST FLOOR

LANDING
Loft hatch, coving, Upvc double glazed window to side, built in airing cupboard housing wall mounted Worcester' gas combination boiler, doors off to:

BEDROOM 1 4.327m into bay x 3.408m max (14'2" into bay x 11'2" max)
Upvc double glazed bay window to rear, coving, built in wardrobes offering ample storage space, radiator.

BEDROOM 2 3.665m max x 3.638m (12'0" max x 11'11")
Upvc double glazed window to front, coving, built in wardrobes offering ample storage space, radiator.

BEDROOM 3 2.628m max x 2.505m (8'8" max x 8'2")
Upvc double glazed window to front, coving, built in wardrobes, radiator.

BATH/SHOWER ROOM 3.732m max x 2.268m min (12'3" max x 7'5" min)
White four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, set in bath with central stainless steel mixer taps, step in shower cubicle with electric shower over, inset ceiling spotlights, coving, Upvc double glazed obscured glass window to rear, wall mounted electric heater, ceramic wall and floor tiles.

EXTERNAL

FRONT
Gated access leading to pathway to entrance, low maintenance patio garden with side access to rear garden.

REAR
An attractive enclosed laid to lawn level garden with patio seating area and rear lane access with a sizeable detached garage.

DIRECTIONS:-
From our Sketty showroom proceed to the traffic lights turn right onto Vivian Road, continue up the roundabout and turn left onto Tycoch Road. The property can be found on the left hand side.

New room

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

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.