



## Crawleigh, Llwyn Mawr Road, Tycloch, Swansea, SA2 9HB

Boasting fantastic far reaching sea views across Swansea Bay & Mumbles Head this unique & beautifully maintained detached bungalow offers a sought after location within the popular area of Tycloch. This lovely home has undergone a complete renovation enjoying surprisingly light & spacious rooms with stylish interiors. Comprising welcoming hallway, modern open plan lounge/diner with French doors out onto sun terrace, well equipped kitchen, sitting room, two double bedrooms (with the option to create a third bedroom), stylish shower room & En-suite. Benefits include Upvc d/g, gas c/h, solid oak doors, flooring & contemporary glass staircase, driveway & garage. An attractive garden with anti slip decked seating areas & an abundance of mature shrubs, trees & bushes. Withing walking distance of Tycloch Cross. Easy access to Sketty, Singleton hospital, Swansea & the sea front. Within good school catchments. No upward chain involved. EPC = D.

**Asking Price £315,000**

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### ENTRANCE

Enter via obscured glass panel composite door into:

### ENTRANCE HALL 2.683m x 2.220m (8'10" x 7'3")

Bright and welcoming entrance hallway, inset ceiling spotlights, Upvc double glazed obscured glass window to side, contemporary wall mounted vertical column radiator, ornate ceramic wall tiles, step up into hall with solid oak flooring and solid oak doors off to-

### OPEN PLAN LOUNGE/DINER 7.715m x 4.264m (25'4" x 14'0")

Light and airy lounge/diner with two Upvc double glazed French doors to side leading out on to a decked sun terrace boasting superb south facing sea views across Swansea Bay and Mumbles Head, wooden ceiling beams, alcoves, fixed shelving, set in wood burning effect gas fire, solid oak staircase with glass banister leading up to first floor, built in under stairs storage cupboard, two contemporary column radiators, solid oak flooring, opening into:

### KITCHEN 3.570m x 3.183m (11'9" x 10'5")

Stylish two tone kitchen fitted with a range of modern wall and base units incorporating composite work surface over and splash back, set in stainless steel sink with drainer and stainless hot tap over, space for Range cooker with glass splash back, integrated fridge/freezer, washing machine and dishwasher, built in wine rack and drinks fridge, Upvc double glazed window and door to rear leading out to garden offering a pleasant leafy green outlook, contemporary column radiator, multi tone ceramic floor tiles.

### SITTING ROOM/POTENTIAL BEDROOM 3 3.557m x 2.675m (11'8" x 8'10")

Two uPVC double glazed windows to front, cupboard housing wall mounted combination boiler, column radiator, built in storage cupboard, solid oak flooring, solid oak door into:-

### BEDROOM 2 4.331m x 3.550m (14'2" x 11'8")

UPVC double glazed window to side, radiator, solid oak flooring.

### FIRST FLOOR

### BEDROOM 1 5.020m x 4.368m (16'6" x 14'4")

Three Upvc double glazed velux windows, one offering a fantastic far reaching sea view outlook over Swansea Bay and Mumbles Head, inset ceiling spotlights, built in eaves storage cupboard, radiator, wood effect flooring, opening into:

### EN SUITE 4.360m x 2.046m (14'4" x 6'9")

Modern three piece suite comprising low level WC, vanity unit wash hand basin with stainless steel waterfall mixer tap, free standing bath with central mixer tap with shower attachment,

extractor fan, Upvc double glazed velux window to rear, radiator, wood effect flooring.

### EXTERNAL

### FRONT

Gated access leading to a pleasant front garden with gated side access to rear garden and an impressive Candian Pine tree. Driveway parking and single garage.

### REAR

An impressively beautiful enclosed rear garden boasting an abundance of attractive mature shrubs, trees and bushes including rose bushes and apple trees, offering a laid to lawn area, vegetable patch and a raised south facing anti slip decked sun terrace with glass balustrades offering fabulous far reaching sea views across Swansea Bay and Mumbles Head, external tap, summer house with lighting and a handy sizeable storage shed with lighting and electrics.

### N.B.

.The Canadian Pine tree to front garden has a tree preservation order.

. Light fittings, Range cooker and some items of furniture are not included in the sale however may be up for negotiation.

The property is on a water meter.

### DIRECTIONS:-

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. At the mini-roundabout turn left onto Tycoch Road and at the traffic lights turn right onto Carnglas Road. Continue up the hill through the mini roundabout onto Llwynmawr Road and the property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morryston, 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.