

AO/RO/73351/301019

DESCRIPTION

A spacious three bedroom semi-detached family home conveniently situated in this popular and sought after location, close to all local amenities of Sketty and Tycoch. The property is in a good catchment area for both primary and secondary schools.

Offering bright accommodation with 2 reception rooms, kitchen, cloakroom, 3 bedrooms and family bathroom.

The property benefits from driveway parking for a number of vehicles and a detached garage. Internal viewing of this property is essential to fully appreciate all it has to offer. EER: E44

HALLWAY

Enter via double glazed front door with 2 side windows, double glazed window to side, stairs to first floor, coving to ceiling.

CLOAKROOM

Obscured double glazed window to side, low level WC and wash hand basin.

LOUNGE

12'4 into alcoves x 15'9 into bay (3.76m into bay) Double glazed bay window to front, gas feature fireplace.

DINING ROOM

16'9 into bay x 11'7 into alcoves (5.11m into bay x bay) Double glazed window to rear, gas feature fireplace.

KITCHEN

9'2 x 7'3 (2.79m x 2.21m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink, 4 ring gas hob and cooker, pantry, breakfast bar, tiled walls, door to:

REAR PORCH

6'8 x 5' (2.03m x 1.52m) Tiled walls, double glazed windows to sides and rear, door to garden.

FIRST FLOOR LANDING

Stained glass double glazed window to side, coving to ceiling.

BEDROOM ONE

16'5 into bay x 11'9 (5.00m into bay x 3.58m) Double glazed bay window to rear, coving to ceiling.

BEDROOM TWO

16'5 into bay x 11'9 (5.00m into bay x 3.58m) Double glazed bay window to front, picture rail.

BEDROOM THREE

7'4 x 6'9 (2.24m x 2.06m) Double glazed window to front, fitted wardrobes, coving to ceiling.

BATHROOM

7'3 x 6'3 (2.21m x 1.91m) Obscured double glazed window to rear, wash hand basin, panelled bath with shower overhead, cupboard.

CLOAKROOM

Obscured double glazed window to side, low level WC, tiled walls.

EXTERNALLY

To the front of the property is a driveway

providing off road parking for a number of vehicles and access to a **DETACHED GARAGE** with power connected. The rear garden has a good sized patio area, garden path and lawn.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Sketty office, proceed to the traffic lights and turn right onto Vivian Road. Turn left at the first roundabout onto Tycoch Road and continue on this road until you come to the traffic lights. At the traffic lights, proceed straight ahead. The property is located on the right hand side identified by our John Francis For Sale board.