



6 Pant Yr Odyn, Tycoch, Swansea, SA2 9GR
Asking Price £254,995

Immaculately presented modern style three bed detached property ideally located in a very quiet cul de sac location with the popular Tycoch area. This lovely family home briefly comprises of hallway, lounge opening into dining room, conservatory, kitchen, utility room & cloakroom to ground floor with three bedrooms, en-suite and bathroom to first floor. Benefits include uPVC D/G, gas c/h, ample storage facilities, well maintained decor throughout, sizeable family friendly rear garden, driveway parking & integrated single garage. This delightful home would make an ideal first time buy, family home or investment. It offers easy access to local amenities, Tycoch Square, Sketty & Killay. It is within walking distance to Sketty Primary School and is in other great school catchments such as Olchfa Comprehensive. Viewing recommended to admire its great quiet and family friendly location, immaculate condition and bright and airy feel. EPC-D.

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Entrance

Enter via uPVC double glazed obscure glass panel door into:

Hallway

Staircase to first floor, radiator, laminate flooring, door into:

Lounge 4.10m x 4.07m (13'5" x 13'4")

UPVC double glazed window to front, coving, dado rail, large built in under stairs storage cupboard, freestanding electric fire with marble effect hearth, backdrop and surround, radiator, door into kitchen, opening into:

Dining room 2.79m x 2.35m (9'2" x 7'9")

Coving, dado rail, radiator, uPVC double glazed door and windows into:

Conservatory 3.81m x 2.50m (12'6" x 8'2")

Full uPVC double glazed to either side and rear, vinyl flooring, uPVC double glaze patio doors to side opening out to garden.

Kitchen 3.75m x 2.79m (12'4" x 9'2")

Fitted with a range of wall and base units with work surface over, set in sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, space for tall standing fridge freezer, ceramic splash back wall tiles, radiator, vinyl flooring, uPVC double glazed window to rear, door into:

Utility room

Wall units with work surface, plumbed for washing machine and dishwasher, wall mounted gas boiler, ceramic splash back wall tiles, radiator, vinyl flooring, uPVC double glazed obscure glass door to side, door into:

Cloakroom

Fitted with a two piece suite comprising low-level WC, wall mounted wash hand basin with vanity unit, ceramic splash back wall tiles, radiator, vinyl flooring, uPVC double glazed obscure glass window to rear.

First floor

Landing

Loft hatch, built in airing cupboard housing water tank, doors off to:

Bedroom 1 2.85m x 2.69m (9'4" x 8'10")

UPVC double glazed window to front, radiator, built in wardrobes, door into:

En-suite 1.67m x 1.33m (5'6" x 4'4")

Fitted with a three-piece suite comprising low-level WC, wall mounted wash hand basin with vanity unit, shower cubicle with overhead electric shower, ceramic splash back wall tiles, shaver point, radiator, vinyl flooring, uPVC double glazed obscure glass window to side.

Bedroom 2 3.08m x 2.65m (10'1" x 8'8")

UPVC double glazed window to rear, radiator.

Bedroom 3 2.27m x 1.82m (7'5" x 6'0")

UPVC double glazed window to front, built in wardrobe, radiator.

Bathroom 1.88m x 1.70m (6'2" x 5'7")

Fitted with a white three-piece suite comprising low-level WC, wall mounted wash hand basin with vanity unit and worktop, panelled bath with overhead stainless steel shower, ceramic splash back wall tiles, shaver point, radiator, vinyl flooring, uPVC double glazed obscure glass window to rear.

External

Front

Open access onto driveway parking leading to entrance and garage, small laid to lawn area, gated side access.

Rear

Fully enclosed family friendly rear garden with small patio seating area, laid to lawn, decorative floral bushes with bark area, gated side access.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299655

