



Dawsons

estate agents

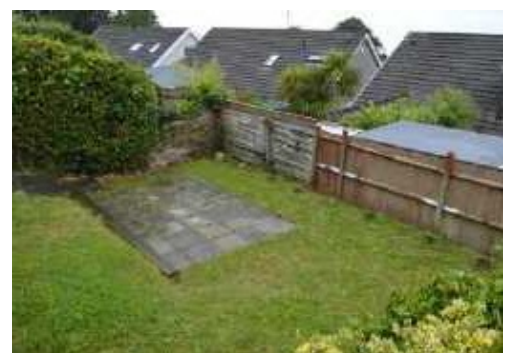


99 Lon Masarn, Tycoch, Swansea, SA2 9EX

Pleased to bring to the market this unique split level semi detached property in the popular and convenient location of Tycoch offering SUPERB uninterrupted far reaching sea views over Mumbles Head. Briefly comprising of hallway, and bedroom to ground floor, modern fitted kitchen & large lounge to lower floor, two bedrooms, bathroom and separate w.c. to first floor. The many benefits to this property include Upvc double glazing, gas central heating, ample storage facilities, fantastic sit out balcony from master bedroom boasting south facing sea views, driveway parking, garage and an enclosed tiered garden with large decked seating area and laid to lawn. It offers easy access to local amenities, Tycoch Square and Sketty Cross. Within Sketty and Olchfa School catchment areas. This lovely home would make an ideal family home, investment or first time buy. Viewing advised to appreciate this properties surprisingly spacious layout, great location and tremendous south facing sea views. EPC - D.

Asking Price £224,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: | F: 01792 280 669
sk@dawsonsproperty.co.uk



Entrance

Enter via UPVC double glazed obscure glass door and window into

Hallway

Split-level, stairs to first floor & lower floor, radiator, door into

Bedroom 3 3.142m x 3.037m (10'4" x 10'0")

UPVC double glazed frosted window to front, spotlights, radiator

Lower Floor

Spacious under stair storage cupboard, doors off to

Lounge 5.121m max x 4.773m (16'10" max x 15'8")

Large UPVC double glazed sliding patio doors to rear opening out onto decked seating area, spotlights, wall mounted storage cupboards, radiator

Kitchen 5.171m x 2.368m (17'0" x 7'9")

Fitted with a range of modern wall and base units with work surface over, set in stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, integrated fridge freezer, plumbed for washing machine, space for tumble dryer, UPVC double glazed obscure glass door and window to side, spotlights, stainless steel splash back and ceramic wall tiles, tiled flooring with electric under floor heating, UPVC double glazed patio doors to rear opening out onto decked seating area

First Floor

Landing

Loft hatch with pull down ladder, loft floor boarded throughout for storage, large built in airing cupboard housing wall mounted gas boiler, doors off to

Bedroom 1 3.856m x 3.386m (12'8" x 11'1")

Large UPVC double glazed sliding patio door to rear opening out onto sit out balcony with handrail overlooking fantastic far reaching sea views towards Mumbles Head, built in wardrobes and large storage area, radiator

Bedroom 2 3.387m x 2.992m (11'1" x 9'10")

UPVC double glazed window to rear boasting fantastic far reaching sea views, built in storage cupboard, radiator

Bathroom 2.425m x 2.095m (8'0" x 6'10")

Fitted with a modern four-piece 'Villeroy & Boch' suite comprising low-level WC, bowl style wash hand basin with vanity cupboard, panelled bath, walk in shower cubicle with overhead stainless steel shower, UPVC double glazed obscure glass window to side, spotlights, ceramic splash back wall tiles, towel radiator, tiled flooring

W.C.

Fitted with a white low-level WC, UPVC double glazed obscure glass window to side, tiled flooring

EXTERNAL

Front

Gated access onto driveway parking leading to garage, small gate to lawn area with an abundance of floral trees and bushes, pathway leading to entrance

Rear

Fully enclosed south facing rear garden with large decked seating area overlooking partial sea views, laid to lawn with small patio and gated side access

N.B.

TENURE: Freehold - To be confirmed

Water Meter

TENURE: Freehold
Tenure to be confirmed.

COUNCIL TAX: E

EPC RATING: EPC - D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL:

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.

