

LD/DT/77914/070920

DESCRIPTION

Situated in this great central location in Tycoch Square, a two bedroom top floor flat located within walking distance of all the local shops and amenities as well as the local college and Singleton Hospital.

The property has lovely open aspect views to the front and would make an ideal first time purchase or investment buy, with a potential monthly rental income of £450 - £500.

There is no onward chain. EPC rating F22.

KITCHEN

11'7 x 10'9 (3.53m x 3.28m)

Entered via double glazed door, a spacious kitchen with wall and base units and co-ordinating work surfaces. Integrated four ring electric hob and oven and space for appliances. Laminate flooring, double glazed window to rear.

LOUNGE

15'8 x 12'6 (4.78m x 3.81m)

Good size lounge with large double glazed window to the front with open aspect views. Laminate flooring.

BEDROOM 1

13'7 x 11'6 (4.14m x 3.51m)

Large double glazed window to front with

open aspect views. Laminate flooring.

BEDROOM 2

11'2 x 7'6 (3.40m x 2.29m)

Double glazed window to rear and laminate flooring.

BATHROOM

7'9 x 5'7 (2.36m x 1.70m)

Three piece suite comprising panel bath, pedestal wash hand basin and w.c. Part tiled walls, laminate flooring and airing cupboard.

SERVICES

We are advised all mains services are connected.

LEASE DETAILS

TBA

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 Leasehold

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 office in Sketty proceed to the traffic lights and turn right onto Vivian Road. At the mini roundabout turn left onto Tycoch Road and continue up the hill and towards the traffic lights were the property is located on Tycoch Square. Access to the flat is at the rear on Llwyn Arosfa.