Hereit Andrew Science Andrew Science









114a Tycoch Road, Sketty SA2 9EQ

Offers in the region of £89,950

Two Bedroom Third Floor Flat Very Convenient Location Ideal First Time Purchase or Investment Buy Rental Income £450 - £500 pcm EPC Rating F22





John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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 coordinating 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.

www.johnfrancis.co.uk