



Coniston House, Coniston Walk, Tycloch, Swansea, SA2 9FD

Pleased to bring to the market this VERY IMPRESSIVE one of a kind five bedroom detached property ideally located in the popular area of Tycloch. This fantastic property offers great spacious modern family living. It comprises of large open and spacious hallway, cloakroom, sitting room, lounge, conservatory, open plan kitchen/diner, utility room, internal door into garage with added storage room to rear on the ground floor, four bedrooms, en-suite and family bathroom to first floor, to upper floor it has a master bedroom and superb en-suite with walk in wardrobe. The many benefits include Upvc double glazing, gas central heating, solid wooden features throughout, ample built in storage facilities, Juliette balcony, electric gates opening onto driveway parking leading to garage with electric door, low maintenance garden with decked seating area and decorative gravelled area. It offers easy access to local amenities, Sketty Cross, Singleton Hospital & Park, Swansea Uni and be it just a short walk away from Gower College it also offers other great school catchments. Viewing highly recommended to admire this delightful family home and the high quality, amazing versatility & great spacious living accommodation it has to offer. EPC - C.

Asking Price £525,000

90 Gower Road, Sketty, Swansea, SA2 9BZ
 T: 01792 299655 | F:
 sk@dawsonsproperty.co.uk





Entrance

Enter via UPVC double glazed obscure glass double doors into

Hallway

Very impressive bright and open hallway with solid wood staircase leading to first floor, built in storage cupboard, radiator, tiled flooring, solid wooden doors off to:-

Cloakroom

Fitted with a white two piece suite comprising low-level WC, wall mounted wash hand basin, extractor fan, splash back wall tiles, radiator, tiled flooring

Sitting Room 5.14m max x 3.10m max (16'10" max x 10'2" max)

UPVC double glazed bay window to front, radiator

Lounge 7.37m max x 3.97m max (24'2" max x 13'0" max)

UPVC double glazed bay window to front, wall lights, UPVC double glazed window to side, wall mounted electric fire, two radiators, solid wooden glass panel door into kitchen, solid wooden glass panel double doors into:-

Conservatory

Full UPVC double glazed, french doors opening out onto decked seating area, spotlights, radiator, tiled flooring

Kitchen/Diner 8.71m max x 5.77m max (28'7" max x 18'11" max)

Fitted with a range of solid wood wall and base units with work surface over, set in stainless steel sink and drainer, integrated eye level electric double oven, four ring hob with extractor hood over, integrated microwave, dishwasher & wine cooler & rack, space for American-style fridge freezer, breakfast bar incorporated into a free standing matching island, spotlights, two UPVC double glazed windows to side and rear, ceramic splash back wall tiles, two radiators, UPVC double glazed french doors opening out onto decked seating area, solid wooden door back into hallway, tiled flooring, solid wooden doors off to:-

Utility Room 2.36m x 1.95m (7'9" x 6'5")

Fitted with a range of solid wood wall and base units with work surface over, set in stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, wall mounted gas combi boiler, extractor fan, UPVC double glazed obscure glass door to side, splash back wall tiles, radiator, tiled flooring

Garage 3.29m x 3.25m (10'10" x 10'8")

Solid wooden internal door from kitchen into garage, electric garage door, solid wooden door into:-

Storage Room

UPVC double glazed window to side, spotlights, radiator, loft hatch

FIRST FLOOR

Landing

UPVC double glazed french doors to front opening out to a Juliet balcony, solid wooden staircase to upper floor, spotlights, wall lights, radiator, solid wooden doors off to:-

Bedroom Two 5.13m max x 4.69m max (16'10" max x 15'5" max)

UPVC double glazed bay window to front, spotlights, built in wardrobes & storage cupboard housing water tank, radiator, solid wooden door off to:-

En-Suite 2.05m x 1.69m (6'9" x 5'7")

Fitted with a white three-piece suite comprising low-level WC, wash hand basin with vanity cupboard, corner shower cubicle with overhead stainless steel shower, double glazed velux window, spotlights, splash back wall tiles, towel radiator, tiled flooring

Bedroom Three 6.17m x 3.30m (20'3" x 10'10")

Two UPVC double glazed windows to side and rear, spotlights, built in wardrobes, radiator

Bedroom Four 3.95m x 3.85m (13'0" x 12'8")

Two UPVC double glazed windows to front and side, spotlights, radiator

Bedroom Five 3.48m x 3.24m (11'5" x 10'8")

UPVC double glazed window to rear, radiator

Bathroom 3.17m x 2.45m (10'5" x 8'0")

Fitted with a white four piece suite comprising low-level WC, wash hand basin with vanity cupboard, boxed in bath with hand held shower head, shower cubicle with overhead stainless steel shower, UPVC double glazed obscure glass window to rear, spotlights, splash back wall tiles, towel radiator, tiled flooring

UPPER FLOOR

Master Bedroom 5.06m max x 4.67m max (16'7" max x 15'4" max)

Two UPVC double glazed windows to front and rear, spotlights, wall lights, his and hers hanging facilities, built in eaves storage, double glazed velux window, radiator, solid wooden door into:-

Ensuite 7.16m max x 2.65m max (23'6" max x 8'8" max)

Very impressive and generous sized en-suite fitted with a three-piece suite comprising his and hers wash hand basin with vanity cupboard, boxed in bath with a waterfall mixer tap over, double step in shower cubicle with overhead stainless steel shower, built in open shelving, eaves storage, UPVC double glazed obscure glass window to rear, spotlights, splash back wall tiles, towel radiator, double glazed velux window, radiator, tiled flooring, solid wooden doors into:-

Walk-in Wardrobe

Housing ample storage facility and hanging rails

WC

Fitted with a low-level WC, double glazed velux window, splash back wall tiles, radiator, tiled flooring

EXTERNAL

Front

Fully enclosed low maintenance front garden with electric gated entrance onto driveway parking leading to garage with decorative gravelled area and pathway leading to main entrance

Rear

Fully enclosed low maintenance wrap around garden offering decked seating area and decorative gravelled area

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: C

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



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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.