



## 1 Rural Way, Tycoch, Swansea, SA2 9NA

Rare opportunity to acquire this one of a kind beautifully built five bedroom detached family home ideally situated within the Tycoch area being just a short walk away from Sketty Primary School. This fantastic property offers a mass of versatility and would suit any family lifestyle. It briefly comprises large welcoming gallery hallway, large lounge, sitting/games room, conservatory, large open plan kitchen/diner/living room, utility room with stairs leading down to storage room and garage to the ground floor with further five double bedrooms, en-suite and family bathroom to first floor. The abundance of benefits to this lovely home consist of Hardwood double glazing, gas central heating, jaw dropping sea views, modern and tasteful decor throughout, solid wooden features, partial under floor heating, integrated kitchen appliances, built in storage facility, large family friendly rear garden offering sizeable patio seating, laid to lawn, storage shed and patio balcony with railings over looking the outstanding panoramic sea views stretching from Mumbles Bay to Aberavon. It offers easy access to local amenities at Tycoch Square, Killay, Sketty, Singleton Hospital & Park, Swansea Uni and the Sea front. Viewing HIGHLY recommended to admire this homes great attention to detail, great spacious living accommodation and beautiful sea views. EPC = D

**Asking Price £630,000**

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**ENTRANCE**

Enter via composite door with feature glass panels and full height stainless steel handle into:-

**HALLWAY 4.69m x 4.22m (15'5" x 13'10")**

Large welcoming hallway with three hardwood double glazed windows to front, decorative coving, solid wooden staircase to first floor, built in under stair storage facility, two radiators, wood effect flooring, solid wood doors off to:-

**CLOAKROOM**

Fitted with a white two piece suite comprising low-level WC, wash hand basin with vanity cupboard, hardwood double glazed obscured window to front, spotlights, splash back wall tiles, towel radiator, tiled flooring.

**LOUNGE 8.29m max x 4.47m max (27'2" max x 14'8" max)**

Hardwood double glazed bay window to front boasting amazing panoramic sea views, two hardwood stained glass double glazed windows to side, spotlights, set in modern real flame gas fire place, two modern vintage style radiators, aluminium bi-folding doors to rear opening out on to patio seating area, solid wooden double doors into:-

**SITTING /GAMES ROOM 4.94m x 3.68m (16'2" x 12'1")**

Decorative coving, ceiling strip lights, two radiators, door back into hallway, solid wooden double doors opening into:-

**CONSERVATORY 4.50m max x 4.01m max (14'9" max x 13'2" max)**

Full uPVC double glazed, French doors into garden, radiator, tiled flooring

**OPEN PLAN KITCHEN/DINER/LIVING ROOM 4.12m max x 11.09m max (13'6" max x 36'5" max)**

Fitted with a range of modern white wall and base units with granite work surfaces over, set in 1½ stainless steel sink with drainer incorporated into work surface, integrated electric double oven with 6 ring gas hob and extractor hood over, integrated microwave, dishwasher, American style fridge freezer, wine chiller & display cabinets, cabinet spotlights, hardwood double glazed window to rear, spotlights, ceramic splash back wall tiles, underfloor heating with wood effect vinyl flooring, hardwood double glazed bay window to front, boasting fantastic far-reaching sea views, set in feature fireplace, stain glass wooden door into:-

**INNER HALLWAY**

Hardwood double glazed bay window to side, staircase leading down to storage room and garage, vinyl flooring, door into:-

**UTILITY ROOM**

Set in stainless steel sink with work surface, storage cupboard housing Combi boiler, double glazed hardwood window to side, plumbed for washing machine, space for tumble dryer, hardwood stable door to rear, tiled flooring.

**LOWER FLOOR**

Door into:-

**STORAGE ROOM 5.18m x 3.75m (17'0" x 12'4")**

Door leading into garage/workshop.

**GARAGE/WORKSHOP**

Power and lighting, rear door leading out to garden.

**FIRST FLOOR**

**LANDING**

Hardwood double glazed bay window to front boasting beautiful stretching sea views, decorative coving, double airing cupboard housing radiator, two radiators, solid wooden doors off to:-

**BEDROOM 1 4.92m x 4.14m (16'2" x 13'7")**

Hardwood double glazed bay window to front with lovely sea views, decorative coving, additional hardwood double glazed window to side, radiator, wood effect flooring door into:-

**EN SUITE 2.30m x 2.19m (7'7" x 7'2")**

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, shower cubicle with overhead stainless steel shower, Hardwood double glazed obscured glass window to side, spotlights, towel radiator, wood effect flooring.

**BEDROOM 2 4.47m x 4.10m (14'8" x 13'5")**

Hardwood double glazed window to front, with delightful far reaching sea views, coving, radiator.

**BEDROOM 3 3.76m x 3.76m (12'4" x 12'4")**

Hardwood double glazed window to rear, decorative coving, radiator.

**BEDROOM 4 3.53m x 3.43m (11'7" x 11'3")**

Hardwood double glazed window to rear, decorative coving, radiator.

**BEDROOM 5 3.14m x 2.60m (10'4" x 8'6")**

Hardwood double glazed window to rear, decorative coving, loft hatch, radiator.

**BATHROOM 3.06m x 2.60m (10'0" x 8'6")**

Fitted with a white four piece suite comprising low-level WC, wall mounted wash hand basin, boxed in bath, shower cubicle with overhead stainless steel shower, Hardwood double glazed obscured glass window to rear, spotlights, splash back wall tiles, towel radiator.

**EXTERNAL**

**FRONT**

Opening access onto driveway parking with single garage, stairs leading up to entrance with raised well maintained laid to lawn area with an abundance of floral tree's and bushes and side access.

**REAR**

Sizeable and larger than average sized family friendly rear garden offering private patio seating area with built in bbq terrace, level laid to lawn, storage shed, stairs leading down to garage and wrap around balcony to the side with fantastic panoramic sea views stretching from Mumbles head to Aberavon.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** D

**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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.