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2 RURAL WAY, TYCOCH, SWANSEA, SA2 9NA
ASKING PRICE £319,950



We are pleased to market this modern style four bedroom detached family home ideally situated in the popular area of Tycoch. This spacious and bright property briefly comprises of hallway, cloakroom, lounge, dining room, kitchen/diner and utility room to ground floor with four good size bedrooms, en-suite and family bathroom to first floor. Benefits include hardwood double glazing, gas central heating, built in storage facilities, superb uninterrupted panoramic sea views stretching to Mumbles Head, enclosed low maintenance rear garden offering patio seating area and laid to lawn offering potential, driveway parking and single garage. Its within easy access to local amenities at Tycoch Square, Sketty, Singleton Hospital & Park, Swansea Uni and the Sea Front. Its situated in both Olchfa and Sketty School catchments be it just a short walk away from Sketty Primary. Viewing advised to admire the good spacious layout, great location and outstanding sea views. EPC - D

Entrance

Enter via UPVC double glazed stain glass door into:-

HALLWAY

Staircase to first floor, built in under stair storage cupboard, coving, radiator, doors off to:-

CLOAKROOM

Fitted with a two piece suite comprising low-level WC, pedestal wash hand basin, hardwood obscure double glazed window to front, splash back wall tiles, radiator.

LOUNGE 5.43m x 3.44m (17'10" x 11'3")

Hardwood double glazed bay window to front, boasting fantastic sea views, wall lights, coving, feature fireplace with marble backdrop hearth and wooden surround, wall lights, radiator, double doors opening into:-

DINING ROOM 3.57m x 2.94m (11'9" x 9'8")

Hardwood double glazed French doors opening out onto garden, coving, radiator, door into:-

KITCHEN 5.39m max x 3.59m (17'8" max x 11'9")

Fitted with a range of wooden wall and base units with work surface over, set in 1½ sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, space for tall standing fridge freezer, Hardwood double glazed window to rear, splash back wall tiles, radiator, Hardwood double glazed French doors opening out onto garden, tiled flooring, door into:-

UTILITY ROOM 2.77m x 1.44m (9'1" x 4'9")

Fitted with base units and work surface over, with set in stainless steel sink and drainer, plumbed for washing machine. Hardwood double glazed window and door to side, radiator, tiled flooring.



FIRST FLOOR

LANDING

Loft hatch, coving, built in double airing cupboard housing boiler, doors off to:-

BEDROOM 1 4.83m x 3.00m (15'10" x 9'10")

Two hardwood double glazed windows to front, fantastic far reaching panoramic Sea view, built in wardrobes, radiator, door into:-

EN SUITE 2.66m x 1.48m (8'9" x 4'10")

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin, double shower cubicle with overhead shower, Hardwood double glazed obscure window to side, splash back wall tiles, radiator.

BEDROOM 2 4.82m x 2.99m (15'10" x 9'10")

Hardwood double glazed window to front, fantastic far reaching and sea views, radiator.

BEDROOM 3 4.29 x 3.67 (14'1" x 12'0")

Hardwood double glazed window to rear, radiator.

BEDROOM 4 4.79m x 2.47 (15'9" x 8'1")

Two hardwood double glazed windows to rear, Radiator

BATHROOM 2.64m x 1.97m (8'8" x 6'6")

Fitted with a four piece suite comprising low-level WC, pedestal wash hand basin, panelled bath, shower cubicle with overhead shower, Hardwood double glazed obscure window to side, spotlights, splash back wall tiles, radiator.

EXTERNAL

FRONT

Open access onto driveway parking leading to single garage with steps leading up to entrance wil a raised laid to lawn area and gated side access.

REAR

Fully enclosed low maintenance rear garden with patio seating area, laid to lawn and raised area offering potential.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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

