



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

We are pleased to market this spacious and well kept four bedroom detached family home ideally located within the popular area of Tycoch. This spacious property comprises of bright and spacious hallway, lounge, kitchen/diner, sitting room, conservatory, utility room and cloakroom to ground floor with four bedrooms, en-suite and family bathroom to first floor. The many benefits include Upvc double glazing throughout, gas central heating, solid oak features, integrated kitchen appliances, partial sea views, walk in wardrobe, Juliette balcony, fully enclosed and family friendly rear garden offering both patio seating area and laid to lawn, driveway parking & garage. It offers easy access to local amenities, Tycoch Square, Sketty, Singleton Hospital & Park, Swansea Uni and the Sea Front. It is situated within great school catchments including Olchfa Comprehensive and is a short walk away from Sketty Primary School. Viewing advised to appreciate this property's spacious and modern living space, lovely location and bright and airy feel. EPC - C

**Asking Price £425,000**

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**Entrance**

Enter via UPVC double glazed double doors into

**Hallway**

Large welcoming hallway, staircase to first floor with understated storage facility, radiator, solid oak flooring and double doors into

**Lounge 6.16m x 4.23m (20'3" x 13'11")**

UPVC double glazed bay window to front, coving, ceiling rose, spotlights, coal effect gas fireplace with marble effect hearth, backdrop and surround, radiator, solid oak flooring

**Kitchen/Diner 5.45m max x 4.56m max (17'11" max x 15'0" max)**

Fitted with a range of wooden wall and base units with granite work surface over, set in 1 ½ stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, integrated dishwasher and fridge freezer, UPVC double glazed window to rear, coving, spotlights, brick effect feature wall, UPVC double glazed sliding doors into conservatory, splash back wall tiles, radiator, tiled flooring, doors off to

**Sitting Room 4.47m x 3.33m (14'8" x 10'11")**

UPVC double glazed sliding patio doors to rear, coving, ceiling rose, radiator

**Utility Room 2.38m x 1.84m (7'10" x 6'0")**

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

**Cloakroom**

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

**Conservatory 3.14m x 3.00m (10'4" x 9'10")**

UPVC double glazed windows to side and rear with UPVC double glazed door to side, radiator, tiled flooring

**FIRST FLOOR**

**Landing**

Loft hatch, radiator, solid oak doors off to

**Bedroom One 4.82m x 4.10m (15'10" x 13'5")**

UPVC double glazed french doors to front opening out onto Juliet balcony, coving, ceiling rose, radiator, solid oak doors off to

**En-suite 2.07m x 1.92m (6'9" x 6'4")**

Fitted with a white three-piece suite comprising low-level WC, wash hand basin with vanity unit, double shower cubicle with overhead stainless steel shower, UPVC double glazed obscured window to front, splash back wall tiles, towel radiator, tiled flooring

**Walk In Wardrobe**

Ample hanging facility with additional storage shelving and radiator

**Bedroom Two 4.67m x 3.60m (15'4" x 11'10")**

UPVC double glazed window to rear, radiator

**Bedroom Three 5.26m x 2.40m (17'3" x 7'10")**

UPVC double glaze window to front boasting partial sea views, radiator

**Bedroom Four 3.13m x 2.99m (10'3" x 9'10")**

UPVC double glazed window to rear, radiator

**Bathroom 2.97m x 2.53m (9'9" x 8'4")**

Fitted with a modern white three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with overhead stainless steel shower, UPVC double glazed obscured window to rear, spotlights, splash back wall tiles, towel radiator, tiled flooring

**EXTERNAL**

**Front**

Open access onto paved driveway parking leading to garage with raised laid to lawn area and steps leading to entrance

**Rear**

Fully enclosed family friendly rear garden offering patio seating areas, laid to lawn, storage shed and gated side access

**TENURE:** Freehold

**COUNCIL TAX:**

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