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SALES & LETTINGS



## **22 Tycoch Road, Swansea, SA2 9EE**

**£250,000**

THREE BEDROOM SEMI-DETACHED FAMILY HOME in SKETTY. Downstairs features an OPEN PLAN LIVING ROOM, with additional DINING AREA, KITCHEN and CONSERVATORY. Comprising GAS FIRED CENTRAL HEATING, PVCu DOUBLE GLAZING and tasteful decor.

Gardens are low maintenance and feature both front & rear terraced areas, side gated access and OFF-ROAD PARKING for TWO VEHICLES. This lovely property is in a superb location, in close proximity to EXCELLENT LOCAL SCHOOLS, TYCOCH COLLEGE & other amenities, including Sketty shopping district, Singleton Hospital, Swansea University & Singleton Park.

The SA2 market is currently in high demand, so call to register interest now!

[www.smithshomes.com](http://www.smithshomes.com)



### Hallway

13'6" x 6'0" (4.12 x 1.83)



Comprising tiled flooring, radiator, understairs cupboard and PVCu external glazed door.

### Open Plan Living Room

23'10" x 11'5" (7.27 x 3.49)



Featuring laminate flooring, two radiators, fireplace, PVCu bay windows to the front aspect and double internal doors to the dining room.

### Dining Area

10'9" x 10'1" (3.28 x 3.09)



Featuring fitted carpet, radiator, open archway to the kitchen and PVCu glazed door to the conservatory.

### Kitchen

21'8" x 6'0" (6.62 x 1.85)



Comprising PVCu windows, wall & base units, worktop & breakfast bar and with open archway to the dining area.

### Conservatory

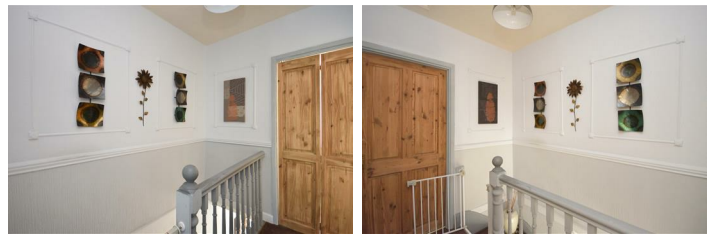
13'0" x 10'3" (3.97 x 3.13)



Featuring laminate flooring, full PVCu glazing and patio doors to the rear garden.

### Landing

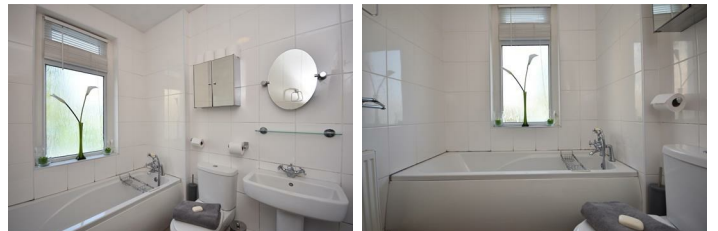
7'8" x 5'10" (2.35 x 1.78)



Comprising loft hatch, fitted carpet and doors to the bedrooms and bathroom.

### Bathroom

6'9" x 5'10" (2.08 x 1.78)



Modern bathroom comprising laminate flooring, radiator, PVCu windows and bath, sink & WC.

### Bedroom One

8'4" x 5'10" (2.56 x 1.79)



Single bedroom with laminate flooring, radiator and PVCu windows.

## Bedroom Two

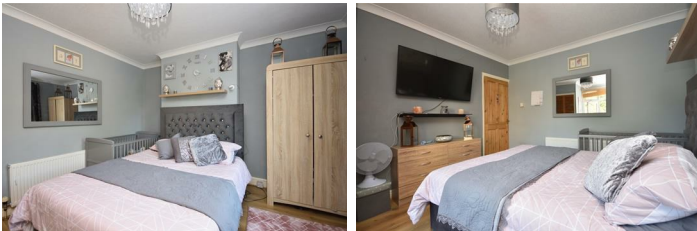
11'8" x 11'5" (3.56 x 3.49)



Main bedroom featuring laminate flooring, radiator, tv point and PVCu bay windows to the front aspect.

## Bedroom Three

11'10" x 11'5" (3.62 x 3.50)



Second double bedroom with laminate flooring, PVCu windows, tv point and storage cupboard.

## External

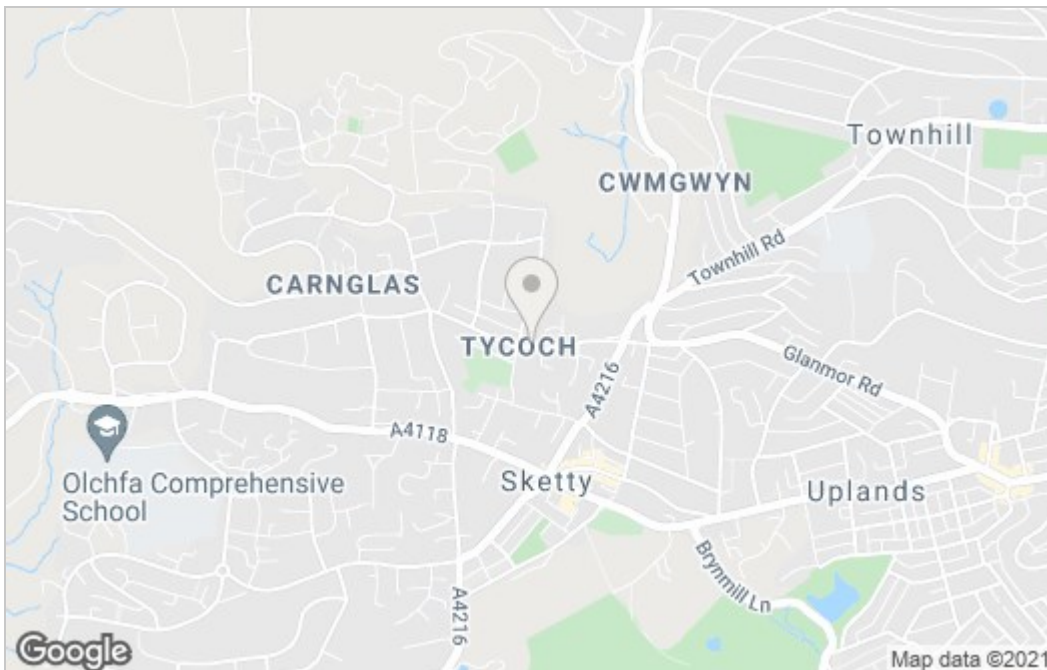


The property is set back from the road with front & rear terraced gardens, side gated access, security lighting and off road parking for 2 vehicles (this could be increased if the low wall in the front garden was removed). Located in a popular Sketty area in close proximity to the city center, beautiful local parks, excellent schools and other nearby amenities.

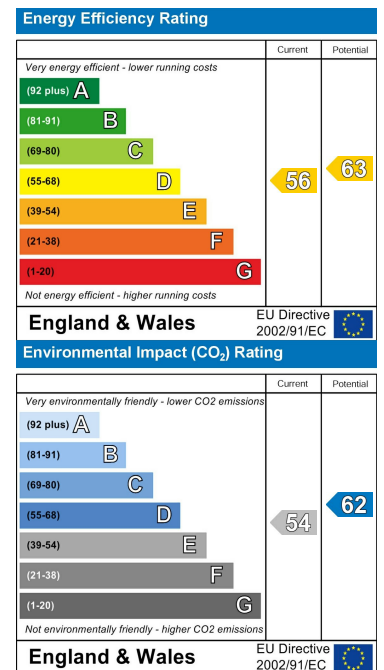
# Floor Plan



## Area Map



## Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN  
 T: 01792 465822 E: info@smithslettings.com



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