



33 Tycoch Road, Sketty, Swansea, SA2 9EE

Dawsons are pleased to introduce to the market this very impressive traditional style semi-detached property located in the very popular area of Tycoch. This fantastic family home has been modernised with fantastic attention to detail. This charismatic property comprises of bright and airy hallway, lounge & fantastic open plan kitchen/Diner to ground floor with three bedrooms and bathroom to first floor. Benefits include double glazing throughout, gas central heating, original stain glass features, dual fuel log burner, sit out balcony, fully enclosed sizeable family friendly garden, separate storage room with en-suite, utility area with storage facility offering great potential & driveway parking for several cars. This great family home is within easy access to local amenities, Tycoch square, Sketty, Singleton hospital & park, Swansea Uni and the Sea front it also offers some great school catchments. Viewing this property is a must to appreciate its character. EPC = D.

Asking Price £279,999



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ENTRANCE

Enter via uPVC double glazed original stain glass window and door into:-

HALLWAY

Staircase to first floor, built in understairs storage cupboards, modern vertical radiator, decorative inner multi-coloured glass block window, wood effect flooring, doors off to:-

LOUNGE 4.349m into bay x 3.841m into alcove (14'3" into bay x 12'7" into alcove)

UPVC double glazed bay window with original stain glass to front, coving, set in coal effect gas fire with tiled hearth, radiator.

OPEN PLAN KITCHEN/DINER 5.753m x 5.947m (18'10" x 19'6")

Fitted with a range of modern wall & base units from with granite worktops over, set in stone 1 ½ sink and drainer, space for range style five ring gas oven with extractor hood over, integrated fridge freezer and dishwasher, built in island with breakfast bar, two aluminium double glazed windows to side and rear, coving, stainless steel spotlights, set in dual fuel burner with slate hearth and wooden mantle piece over, two wall lights, 2 radiators, wood effect flooring, aluminium double glazed bifolding doors opening fully out onto decked balcony with modern glass surround.

FIRST FLOOR

LANDING

Beautiful uPVC double glazed stain glass window to side, doors off to

BEDROOM 1 4.367m x 3.701m (14'4" x 12'2")

UPVC double glazed bay window to front, picture rail, radiator.

BEDROOM 2 3.648m x 3.575m (12'0" x 11'9")

UPVC double glazed window to rear, built in storage cupboard, radiator.

BEDROOM 3 2.19m x 2.798m (7'2" x 9'2")

UPVC double glazed bay window to front, picture rail, radiator, wood effect flooring.

BATHROOM 2.374m x 2.9006m (7'9" x 9'6")

Fitted with a three piece suite comprising low level wc, panelled bath with overhead shower, pedestal wash hand basin, two uPVC double glazed windows to side and rear, loft hatch, dado rail, ceramic splash back wall tiles, radiator, cushioned flooring.

EXTERNAL

FRONT

Open access onto driveway parking for several cars, abundance of floral trees and bushes, steps leading up to entrance.

REAR

Fully enclosed beautifully kept laid to law rear garden with a range of superb floral trees and bushes offering plenty of privacy, fantastic sit out balcony from kitchen area with steps leading down to garden, gated side access and uPVC double glazed doors into:-

UTILITY AREA

Plumbed for washing machine, space for tumble dryer, work surface over, opening into very large storage area with ample potential, wall mounted gas boiler and radiators.

Storage Room With Potential

UPVC double glazed door and window to rear, sizeable living room and bedroom with radiator, door leading to en suite comprising low level wc, pedestal wash hand basin & shower cubicle with overhead shower.

DIRECTIONS:-

From our Sketty showroom proceed to the traffic lights turn right onto Vivian Road, continue up the roundabout and turn left onto Tycoch Road. The property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

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.