

# FOR SALE

HOUSE - DETACHED

35 Bryn Derwen, Tycoch,  
Swansea, SA2 9GX



## OFFERS IN THE REGION OF

**£299,950**



An immaculately presented four bedroom home in the popular area of Tycoch. The spacious accommodation comprises to the ground floor, hallway, double aspect lounge, dining room, study, generous fitted kitchen and guest cloakroom. To the first floor is a master bedroom with en-suite shower room, a further three double bedrooms and family bathroom. Externally there is a level enclosed garden to the rear with lawn and patio areas.

To the front of the property is driveway parking leading to the single garage. The property benefits from gas central heating and double glazing. EPC Rating – B.

- DETACHED FAMILY HOME
- LARGE KITCHEN
- ENCLOSED LEVEL GARDEN
- CUL SE SAC LOCATION
- THREE RECEPTION ROOMS
- FOUR BEDROOMS (EN-SUITE TO MASTER)
- GARAGE AND DRIVEWAY
- CLOSE TO GOOD LOCAL SCHOOLS

