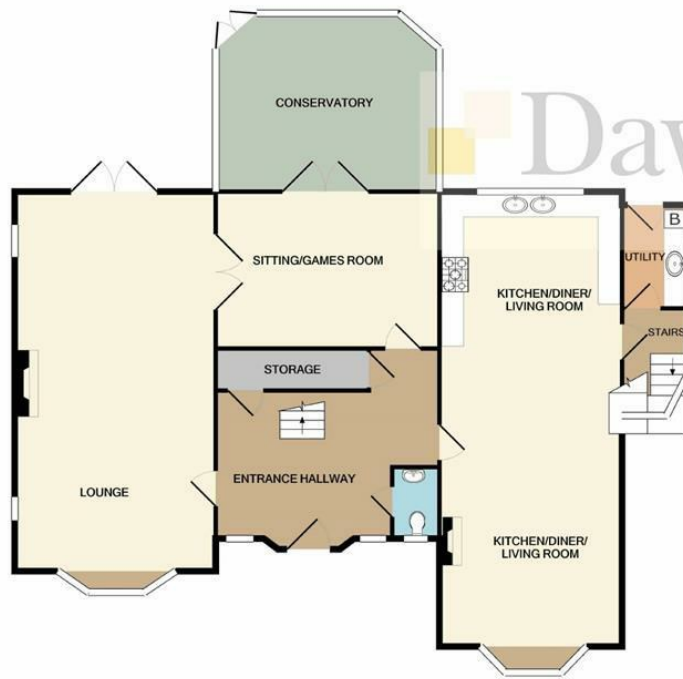


BASEMENT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR



1 Rural Way

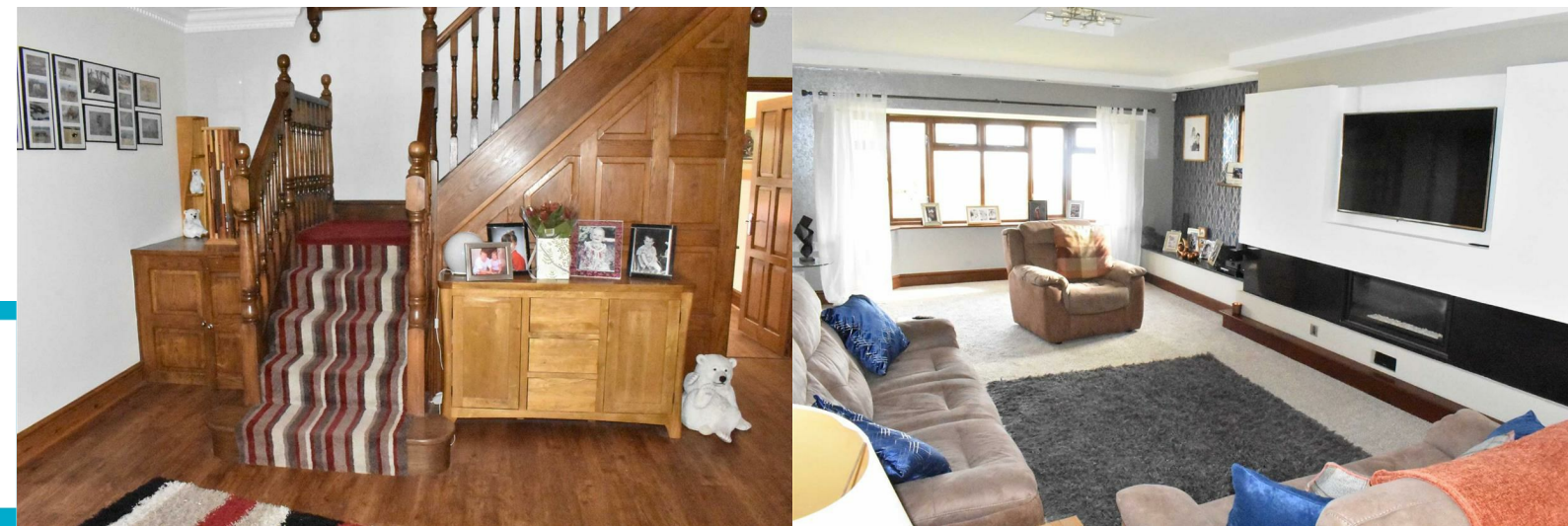
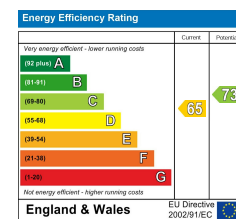
Tycoch, Swansea, SA2 9NA

Best Offers Over £599,950



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



GENERAL INFORMATION

Rare opportunity to acquire this one of a kind beautifully built five bedroom detached family home ideally situated within the Tycoch area being just a short walk away from Sketty Primary School. This fantastic property offers a mass of versatility and would suit any family lifestyle. It briefly comprises large welcoming gallery hallway, large lounge, sitting/games room, conservatory, large open plan kitchen/diner/living room, utility room with stairs leading down to storage room and garage to the ground floor with further five double bedrooms, en-suite and family bathroom to first floor. The abundance of benefits to this lovely home consist of Hardwood double glazing, gas central heating, jaw dropping sea views, modern and tasteful decor throughout, solid wooden features, partial under floor heating, integrated kitchen appliances, built in storage facility, large family friendly rear garden offering sizeable patio seating, laid to lawn, storage shed and patio balcony with railings over looking the outstanding panoramic sea views stretching from Mumbles Bay to Aberavon. It offers easy access to local amenities at Tycoch Square, Killay, Sketty, Singleton Hospital & Park, Swansea Uni and the Sea front. Viewing HIGHLY recommended to admire this homes great attention to detail, great spacious living accommodation and beautiful sea views. EPC = D



FULL DESCRIPTION

ENTRANCE

Enter via composite door with feature glass panels and full height stainless steel handle into:-

HALLWAY

4.69 x 4.22 (15'5" x 13'10")

Large welcoming hallway with three hardwood double glazed windows to front, decorative coving, solid wooden staircase to first floor, built in under stair storage facility, two radiators, wood effect flooring, solid wood doors off to:-

CLOAKROOM

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

LOUNGE

8.29 max x 4.47 max (27'2" max x 14'8" max)

Hardwood double glazed bay window to front boasting amazing panoramic sea views, two hardwood stained glass double glazed windows to side, spotlights, set in modern real flame gas fire place, two modern vintage style radiators, aluminium bi-folding doors to rear opening out on to patio seating area, solid wooden double doors into:-

SITTING /GAMES ROOM

4.94 x 3.68 (16'2" x 12'1")

Decorative coving, ceiling strip lights, two radiators, door back into hallway, solid wooden double doors opening into:-

CONSERVATORY

4.50 max x 4.01 max (14'9" max x 13'2" max)

Full uPVC double glazed, French doors into garden, radiator, tiled flooring

OPEN PLAN KITCHEN/DINER/LIVING ROOM

4.12 max x 11.09 max (13'6" max x 36'5" max)

Fitted with a range of modern white wall and base units with granite work surfaces over, set in 1½ stainless steel sink with drainer incorporated into work surface, integrated electric double oven with 6 ring gas hob and extractor hood over, integrated microwave, dishwasher, American style fridge freezer, wine chiller & display cabinets, cabinet spotlights, hardwood double glazed window to rear, spotlights, ceramic splash back wall tiles, underfloor heating with wood effect vinyl flooring, hardwood double glazed bay window to front, boasting fantastic far-reaching sea views, set in feature fireplace, stain glass wooden door into:-

INNER HALLWAY

Hardwood double glazed bay window to side, staircase leading down to storage room and garage, vinyl flooring, door into:-

UTILITY ROOM

Set in stainless steel sink with work surface, storage cupboard housing Combi boiler, double glazed hardwood window to side, plumbed for washing machine, space for tumble dryer, hardwood stable door to rear, tiled flooring.

LOWER FLOOR

Door into:-

STORAGE ROOM

5.18 x 3.75 (17'0" x 12'4")

Door leading into garage/workshop.

GARAGE/WORKSHOP

Power and lighting, rear door leading out to garden.

FIRST FLOOR

LANDING

Hardwood double glazed bay window to front boasting beautiful stretching sea views, decorative coving, double airing cupboard housing radiator, two radiators, solid wooden doors off to:-

BEDROOM 1

4.92 x 4.14 (16'2" x 13'7")

Hardwood double glazed bay window to front with lovely sea views, decorative coving, additional hardwood double glazed window to side, radiator, wood effect flooring door into:-

EN SUITE

2.30 x 2.19 (7'7" x 7'2")

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, shower cubicle with overhead stainless steel shower, Hardwood double glazed obscured glass window to side, spotlights, towel radiator, wood effect flooring.

BEDROOM 2

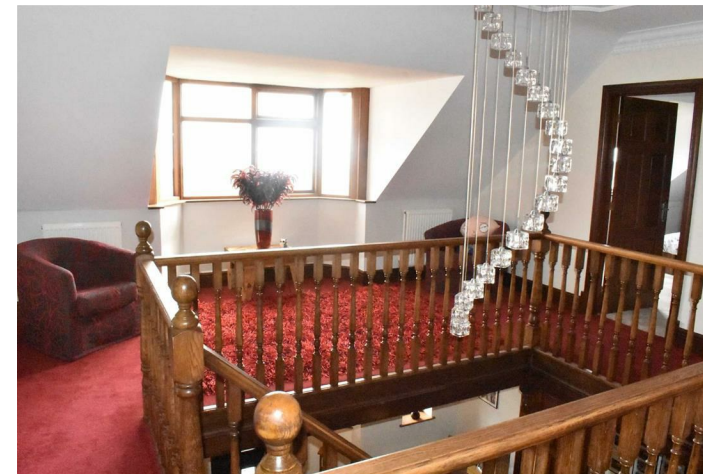
4.47 x 4.10 (14'8" x 13'5")

Hardwood double glazed window to front, with delightful far reaching sea views, coving, radiator.

BEDROOM 3

3.76 x 3.76 (12'4" x 12'4")

Hardwood double glazed window to rear, decorative coving, radiator.



BEDROOM 4

3.53 x 3.43 (11'7" x 11'3")

Hardwood double glazed window to rear, decorative coving, radiator.

BEDROOM 5

3.14 x 2.60 (10'4" x 8'6")

Hardwood double glazed window to rear, decorative coving, loft hatch, radiator.

BATHROOM

3.06 x 2.60 (10'0" x 8'6")

Fitted with a white four piece suite comprising low-level WC, wall mounted wash hand basin, boxed in bath, shower cubicle with overhead stainless steel shower, Hardwood double glazed obscured glass window to rear, spotlights, splash back wall tiles, towel radiator.

EXTERNAL

FRONT

Opening access onto driveway parking with single garage, stairs leading up to entrance with raised well maintained laid to lawn area with an abundance of floral tree's and bushes and side access.

REAR

Sizeable and larger than average sized family friendly rear garden offering private patio seating area with built in bbq terrace, level laid to lawn, storage shed, stairs leading down to garage and wrap around balcony to the side with fantastic panoramic sea views stretching from Mumbles head to Aberavon.

