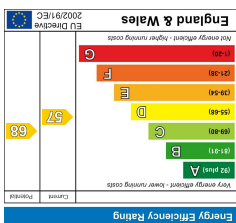
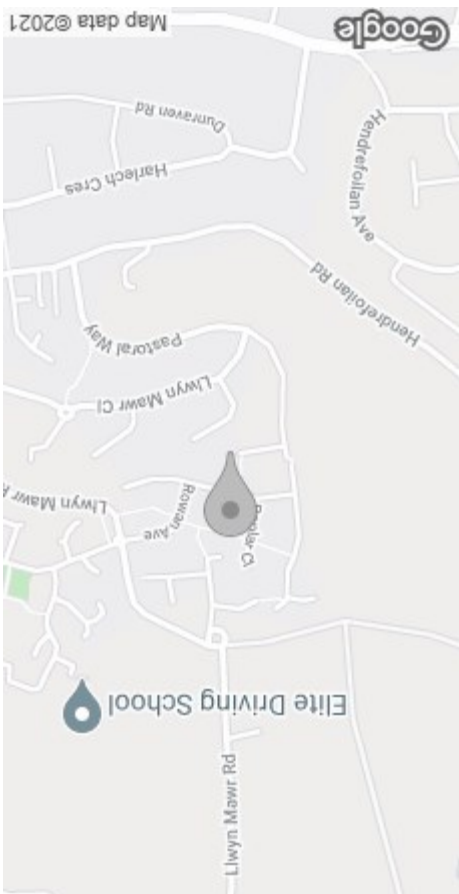


or warranty in respect of the property.

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



EPC



AREA MAP



FLOOR PLAN



94 Pastoral Way

Sketty, Swansea, SA2 9LY

Asking Price £279,950



Dawsons
all things property

GENERAL INFORMATION

Very well presented and ideally situated three bedroom detached property located in a family friendly estate at the heart of Tycosh. This lovely family home is set within a quiet cul de sac location and comprises welcoming hallway, cloakroom, lounge opening into dining room and kitchen to ground floor with three bedrooms & bathroom to first floor with additional storage room to loft accessed via one of the bedrooms. Benefits include Upvc double glazing throughout, gas central heating, ample built in storage facilities, tasteful decor throughout, attractive blocked driveway parking with outside tap, single garage with attached workshop, low maintenance enclosed rear garden wrapping around to a sizeable laid to lawn garden with patio seating area. It is located within great school catchments and offers easy access to local amenities, Tycosh Square, Sketty Cross, Fforestfach & the M4. This bright and airy property would make an ideal family home, first time buy or investment. Viewing is highly recommended to appreciate its well maintained condition, spacious feel and ideal location. EPC = D

FULL DESCRIPTION

- Entrance**
Enter via UPVC double glazed obscure glass door into:-
- Hallway**
Staircase to first floor, coving, UPVC double glazed obscure glass window to side, dado rail, built-in under stairs storage cupboard, radiator, wood effect flooring, additional built in storage cupboard, doors off to:-
- Cloakroom**
Fitted with a two-piece suite comprising low-level WC, wash hand basin, UPVC double glazed obscure glass window to side, splash back wall tiles, dado rail, tiled flooring
- Lounge**
13'11" x 10'7" (4.26 x 3.23)
UPVC double glazed bay window to front, coving, ceiling rose, set in coal effect gas fire with marble effect hearth, backdrop and decorative surround, radiator, wood effect flooring, archway opening into:-
- Dining Room**
13'6" x 9'2" (4.12 x 2.81)
UPVC double glazed sliding patio doors to rear opening out onto decked seating area, coving, ceiling rose, radiator, wood effect flooring



- Kitchen**
10'11" x 7'4" (3.33 x 2.25)
Fitted with a range of modern cream wall and base units with wood effect work surface over, set in 1 1/2 'Belfast' style sink, integrated electric oven with four ring gas hob and integrated extractor hood over, integrated fridge and freezer, dishwasher and washing machine, wall mounted gas boiler, UPVC double glazed window to side, coving, splash back wall tiles, UPVC double glazed obscure glass door to rear, wood effect flooring

- FIRST FLOOR**

Landing
UPVC double glazed obscure glass window to side, loft hatch, large built in airing cupboard housing water tank, dado rail, doors off to:-

- Bedroom One**
12'1" x 9'10" (3.69 x 3.00)
UPVC double glazed window to front, coving, large built-in wardrobes with sliding doors, radiator

- Bedroom Two**
13'8" x 10'4" (4.18 x 3.15)
UPVC double glazed window to rear boasting fantastic far-reaching sea views, built in storage cupboards, coving, radiator, wood effect flooring, wooden staircase leading up to:-

- Storage Room**
15'11" x 5'2" (4.86 x 1.59)
Fully fitted out in Pine cladding and carpeted. Two Velux windows to side, built in eaves storage area, spotlights (restricted head height).

- Bedroom Three**
9'4" x 6'9" (2.85 x 2.07)
UPVC double glazed window to front, coving, built in storage cupboard, radiator

- Bathroom**
6'2" x 6'1" (1.90 x 1.87)
Fitted with a four piece suite comprising low-level WC, pedestal wash hand basin, boxed in bath, shower cubicle with overhead electric shower, UPVC double glazed obscure glass window to rear, fully tiled, towel radiator, vinyl flooring

EXTERNAL

- Front**
Open access leading onto paved driveway and entrance, single garage and beautifully kept sizable laid to lawn area wrapping around to rear
- Rear**
Enclosed low maintenance rear garden offering decked seating area, paved seating area, partial sea views and gated side access wrapping around to sizeable laid to lawn area.

