



38 Brynmead Close, Tycoch, Swansea, SA2 9EY
Asking Price £154,950

A spacious three bedroom semi detached property in a quiet cul de sac in popular and convenient location of Tycoch. Accommodation comprises of an open plan lounge/diner and kitchen to the ground floor. The first floor has three bedrooms, bathroom and there are two further rooms in the attic space. The benefits include gas c/h, uPVC d/g and an enclosed rear garden. An ideal family home that sits within Olchfa and Sketty school catchment areas. Easy access to Sketty, Tycoch, Cockett and Fforestfach and has partial views over Swansea Bay and mumbles head.

Asking Price £154,950



ENTRANCE PORCH

Enter via uPVC double glazed glass panel door to entrance porch, uPVC double glazed window to side and front, uPVC double glazed obscured glass door to:-

HALLWAY

UPVC double glazed obscured glass door to porch, radiator, stairs to first floor, doors to:-

LOUNGE/DINER 8.06m x 3.40m narrowing to 2.80m (26'5" x 11'2" narrowing to 9'2")

Enter via hardwood door, uPVC double glazed window to front, uPVC double glazed window to rear, two radiators, hardwood doors to kitchen.



KITCHEN 3.15m x 2.39m (10'4" x 7'10")

Enter via hardwood door with glass panels to kitchen, fitted with a range of matching wall and base units incorporating work tops over, set in 1½ bowl sink and drainer with mixer tap, space for oven, space for fridge and freezer, plumbed for washing machine, uPVC double glazed window to rear, uPVC double glazed glass panel door to rear, door to dining room, radiator.

FIRST FLOOR

LANDING

UPVC double glazed obscured glass window to side, radiator, access to loft with loft ladder, doors to:-

BEDROOM 1 4.35m x 2.89m (14'3" x 9'6")

UPVC double glazed window to front giving viws over Swansea Bay and Mumbles head, built in storage cupboard.

BEDROOM 2 3.44m x 3.19m (11'3" x 10'6")

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

BEDROOM 3 2.36m x 2.15m (7'9" x 7'1")

UVC double glazed window to front giving views over Swansea Bay and Mumbles head, built in storage cupboards.

BATHROOM

White three piece suite comprising of low level w.c., pedestal wash hand basin, panelled bath with mixer tap and shower over, uPVC double glazed obscured glass window to rear, radiator.

ATTIC AREA

ROOM 1

Accessed via loft ladder in landing, velux window to front, storage cupboards, built into eaves, door to:-

ROOM 2

Velux window to front.

EXTERNAL

FRONT

Patio, steps to lawn.

REAR

Decorative stone area, steps leading to front, patio area.

DIRECTIONS

From our Sketty office proceed to the traffic lights on Gower Road and turn right onto Vivian Road. At the mini-roundabout turn left onto Tycoch Road, and take the third turning right onto Lon Masarn. Take the first turning left onto Bayswater Road and the first turning right into Brynmead Close continue to the top and turn left.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655