



68 Huntingdon Way, Tycoc, Swansea, SA2 9HN
Asking Price £205,000

A beautifully upgraded and neatly maintained modern detached property situated in a quiet and well kept cul de sac location in the popular area of Tycoch. This bright and airy home comprises light and welcoming entrance hallway, cloakroom, lounge, dining room, kitchen, conservatory, three bedrooms and a f/f bathroom. Benefits include Upvc d/g, gas c/h, driveway, garage, pleasant laid to lawn front garden and an enclosed low maintenance decked rear garden. Offering easy access to local shops and amenities, Fforestfach retail park, the M4, Singleton hospital and Swansea University. An ideal family home within Sketty and Olchfa school catchments. Internal viewing advised to appreciate this lovely property.

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ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:-

HALLWAY

UPVC double glazed obscured glass window to front, uPVC double glazed window to side, coving, staircase to first floor, built in under stairs storage cupboard, opening into dining room, radiator, light wood effect laminate flooring.

CLOAKROOM 1.562m x 0.804m (5'1" x 2'7")

White modern two piece suite comprising low level w.c., vanity unit wash hand basin with mixer tap, uPVC double glazed obscured glass window to side, neutral ceramic wall and floor tiles.

DINING ROOM 4.188m x 2.756m (13'9" x 9'1")

UPVC double glazed window and sliding glass door into conservatory, coving, wood panelled door into kitchen, radiator with wood surround, wood effect flooring,

opening into:-

LOUNGE 4.189m x 3.258m (13'9" x 10'8")

UPVC double glazed window to front, ornate ceiling rose, coving, radiator.

CONSERVATORY 3.115m x 2.423m (10'3" x 7'11")

UPVC double glazed windows to sides and rear, uPVC double glazed french doors to rear leading out to garden, wood effect flooring.

KITCHEN 3.495m x 2.286m (11'6" x 7'6")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, built in electric stainless steel double oven and grill, set in stainless steel four ring gas hob with stainless steel extractor hood over, plumbed for washing machine, ceramic splash back tiles, uPVC double glazed window to side, uPVC double glazed obscured glass window and door to rear leading out to garden, radiator, tiled effect vinyl floor

covering.

FIRST FLOOR

LANDING

Bright landing area, loft hatch, coving, built in storage cupboard housing wall mounted gas combination boiler, wood panelled doors off to:-

BEDROOM 1 4.295m x 2.977m (14'1" x 9'9")

UPVC double glazed window to front, coving, radiator, wood surround.

BEDROOM 2 3.699m x 3.176m (12'2" x 10'5")

UPVC double glazed window to rear, coving, built in full length fitted wardrobes, radiator.

BEDROOM 3 2.798m (max) x 2.082m (max) (9'2" (max) x 6'10" (max))

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

BATHROOM 1.917m x 1.916m (6'4" x 6'4")

Newly fitted white three piece suite comprising low level w.c., wash hand basin with mixer tap and a panelled bath with s/s mixer tap, mixer shower over with glass modesty screen, inset ceiling spotlights, Upvc d/g ob glass window to rear, neutral high gloss ceramic wall tiles, wall mounted chrome towel radiator, neutral vinyl floor covering.

EXTERNAL

FRONT

Open access onto driveway providing off road parking leading to garage and side access to rear garden, pleasant laid to lawn area with mature tree and bushes. Beautiful sea views can be seen from road looking over Swansea Bay and Mumbles Head.

REAR

Pleasant enclosed low maintenance rear with decked seating areas and a decorative stone area. Single detached garage.

DIRECTIONS

From our Sketty showroom proceed to the traffic lights at Gower Road, turn right onto Vivian Road. At mini roundabout turn left onto Tycoch Road and at traffic lights turn right onto Carnglas Road. At mini roundabout proceed straight ahead onto Llwynmawr Road at second mini roundabout turn left onto Rowan Avenue then right onto Huntingdon Way, then second right, the property is situated on the right hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

