



105 Carnglas Road, Tycoch, Swansea, SA2 9BN

An immaculate semi detached house that has been renovated to a high standard throughout with NO CHAIN INVOLVED. The property has been tastefully decorated and has newly fitted carpets. This fabulous home benefits from a new feature kitchen with various integrated appliances and a recently installed bathroom. The accommodation consists of 3 bedrooms and bathroom at first floor level and on the ground floor lounge to front aspect, cloakroom and fitted kitchen/dining room with french doors leading to rear garden. Upvc double glazing, gas central heating and security system. Externally there is a block paved drive to front aspect with parking for 2 cars and a pleasant low maintenance lawned garden to rear with patio. Tycoch is a popular location and the property is well located for local amenities and both Sketty and Olchfa schools. Viewing of this lovely property is a must to appreciate the layout and superb

Asking Price £241,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: 01792 299 655 | F: 01792 280 669
sk@dawsonsproperty.co.uk





ENTRANCE HALL

Enter via uPVC double glazed entrance door with side panel, coving, spotlights to ceiling, stairs to first floor level, tiled floor, understairs storage cupboard, radiator.

CLOAKROOM

Suite comprising low level w.c., wall mounted wash hand basin, chrome ladder style radiator, tiled floor, frosted uPVC double glazed window to side.

LOUNGE 5.375m into bay x 3.693m max (17'8" into bay x 12'1" max)

UPVC double glazed bay window to front aspect, coving, radiator.

KITCHEN/DINING ROOM

KITCHEN 3.433m x 2.402m (11'3" x 7'10")

Fitted with a range of matching white gloss wall and base units with work preparation surfaces, stainless steel 1½ bow sink unit an drainer, integrated appliances to include: electric hob, oven, fridge freezer, dishwasher and washing machine, chimney style extractor fan, breakfast bar, cupboard housing central hating boiler, tiled splash back, uPVC double glazed window to rear overlooking garden, coving to ceiling, spotlights, opening out to:-

DINING AREA 3.478m x 2.854m (11'5" x 9'4")

UPVC double glazed french doors to rear patio, coving to ceiling, tiled floor, radiator.

FIRST FLOOR

LANDING

Good size uPVC double glazed frosted window to side, coving, loft access.

BEDROOM 1 4.300m into bay x 3.386m (14'1" into bay x 11'1")

UPVC double glazed bay window to front aspect, coving, radiator.

BEDROOM 2 3.530m x 3.382m (11'7" x 11'1")

UPVC double glazed window to rear, coving, radiator.

BEDROOM 3 2.446m x 2.133m (8'0" x 7'0")

UPVC double glazed window to rear, coving, radiator.

BATHROOM

Matching three piece suite comprising panelled bath with shower over, hand held shower

head, wash hand basin set in vanity unit and low level w.c., tiled floor and part tiled walls, frosted uPVC double glazed window to front, chrome ladder style radiator and spotlights, shaver point, extractor fan.

EXTERNAL

FRONT

Block paved driveway with parking for two/three cars

SIDE

Access to:-

REAR

Pleasant low maintenance garden with patio leading to level enclosed lawned garden, wooden storage shed.

DIRECTIONS

From our Sketty showroom continue to Sketty Cross and turn right into Vivian Road and at the mini roundabout, turn left onto Tycoch Road. Continue to the traffic lights and at Tycoch Square turn right onto Carnglas Road. The property is situated on the left.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.