



## 63 Dunraven Road, Tycosh, Swansea, SA2 9LQ

An immaculate newly refurbished three bedroom traditional bay windowed semi detached property situated in the desirable location of Tycosh. This bright and airy home comprises welcoming entrance hallway, kitchen, dining room, lounge, two double bedrooms, single bedroom and a stylish f/f bathroom. Benefits include Upvc d/g, gas c/h, original features, driveway parking and a detached garage. Enjoying a pleasant front garden and a beautiful level enclosed laid to lawn rear garden with seating area. This stunning property would make an ideal family home within Sketty and Olchfa school catchment areas. Offering easy access to Tycosh square, Sketty Cross, Singleton hospital, Swansea Uni and the sea front. Internal viewing advised to appreciate this superb home.

**Asking Price £224,950**

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### ENTRANCE

UPVC double glazed obscured glass panel door into:-

### HALLWAY

Bright and welcoming hallway, uPVC double glazed obscured stained glass window to side, picture rail, built in understairs storage cupboard, radiator, wood effect laminate flooring, wood panelled doors off to:-

### LOUNGE 3.487m max into alcove x 4.387m max into bay (11'5" max into alcove x 14'5" max into bay)

UPVC double glazed bay window to front, picture rail, alcoves, set in stainless steel stone effect electric fire with neutral hearth and backdrop with ornate wood surround, radiator.

### DINING ROOM 4.728m max into bay x 3.132m max into alcove (15'6" max into bay x 10'3" max into alcove)

UPVC double glazed bay window to rear overlooking garden, coving, picture rail, alcoves, radiator, wood effect laminate flooring.

### KITCHEN 2.077m x 2.675m (6'10" x 8'10")

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer, built in stainless steel "Lamana" electric oven and grill with matching inset four ring gas hob with extractor hood over, space for low level fridge and freezer, plumbed for washing machine, coving, neutral high gloss ceramic floor tiles, uPVC double glazed window and door to rear leading out to garden, wood effect laminate flooring.

### FIRST FLOOR

### LANDING

Light and airy split level landing, loft hatch with pull down ladder, picture rail, uPVC double glazed obscured stained glass window to side, original wood panelled doors off to:-

### BEDROOM 1 3.184m max x 4.582m max into bay (10'5" max x 15'0" max into bay)

UPVC double glazed bay window to front, picture rail, radiator.

### BEDROOM 2 4.983m max into bay x 3.131m max (16'4" max into bay x 10'3" max)

UPVC double glazed bay window to rear boasting a pleasant garden outlook, picture rail, radiator.

### BEDROOM 3 2.112m x 2.100m (6'11" x 6'11")

UPVC double glazed window to front, picture rail, radiator.

### BATHROOM 2.751m x 2.065m (9'0" x 6'9")

White modern three piece suite comprising low level w.c., wash hand basin with stainless steel waterfall mixer tap and vanity unit, set in panelled bath with stainless steel waterfall mixer tap, rain water mixer shower over with hand held attachment and glass modesty screen, inset ceiling spotlights, neutral ceramic wall tiles with 3D effect feature tiles, uPVC double glazed obscured glass window to side and rear, built in airing cupboard with shelving housing wall mounted "Ariston" gas combination boiler, radiator, vinyl floor covering.

### EXTERNAL

### FRONT

Open access onto driveway leading to garage and front entrance, enjoying a pleasant laid to lawn area with a variety of attractive shrubs and bushes.

### REAR

Boasting a beautiful enclosed level laid to lawn rear garden with side access into garage.

### GARAGE 5.882m x 2.939m (19'3" x 9'8")

Detached garage with up and over door, power and light.

### DIRECTIONS

From our Sketty showroom proceed ahead through the traffic lights up Gower Road in the Killay direction taking the third turning right onto Glan Yr Afon Road. Continue along taking the second turning left onto Dunraven Road. The property can be found on the right hand side.

**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.