



17 Llwyn Arosfa, Tycoch, Swansea, SA2 9EJ

Dawsons are thrilled to introduce to the market this beautifully modernised & well maintained traditional semi detached property situated in a quiet & convenient cul de sac location of Tycoch within walking distance of local shops, amenities, restaurants & a regular bus service. This bright & spacious home is arranged over three levels & has been extended offering ample living space throughout. Comprising porch, welcoming hallway, modern kitchen, lounge/dining room with wood burner, sitting room, four bedrooms & a stylish f/f bathroom. Enjoying an attractive enclosed rear garden with patio seating areas, green house & storage shed. Benefits include Upvc d/g, gas c/h, built in storage, original features, some lovely sea views, driveway parking for several cars & a detached garage. An ideal family home within Sketty & Olchfa school catchment areas. Offering easy access to Singleton hospital, Swansea Uni and the seafront. No upward chain involved.

Asking Price £269,950

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





ENTRANCE

Enter via uPVC double glazed glass panel door into:-

PORCH 1.745m x 0.871 (5'9" x 2'10")

UPVC double glazed windows to front, wood panelled ceiling, original traditional floor tiles, wooden obscured stained glass panel door into:-

HALLWAY

Welcoming hallway, wooden obscured stained glass windows to front, wood panelled ceiling, picture rail, staircase to first floor, dado rail, radiator with wood surround, solid oak flooring, hardwood panelled doors off to:-

L-SHAPED KITCHEN 5.031m max x 2.809m max (16'6" max x 9'3" max)

Bright and airy kitchen, fitted with a range of modern light wood wall and base units incorporating black granite effect high gloss work surface over, set in stainless steel sink and drainer with stainless steel mixer tap, built in stainless steel electric "Bosch" oven and grill with matching inset four ring gas hob and extractor hood over, plumbed for washing machine and dishwasher, high gloss ceramic splash back tiles, two uPVC double glazed windows to side, uPVC double glazed obscured glass panel door and uPVC double glazed window to rear boasting an attractive leafy green garden outlook, extractor fan, sizeable built in under stairs storage cupboard with uPVC double glazed obscured glass window to side, two radiators, tiled effect flooring

LOUNGE/DINING ROOM

LOUNGE 3.752m x 3.125m (12'4" x 10'3")

Coving, picture rail, built in alcove storage cupboards, set in "Arrow" wood burner with Timber mantle and wood surround, radiator, solid oak flooring, opening into:-

DINING ROOM 2.394m x 2.178m (7'10" x 7'2")

UPVC double glazed window to rear enjoying a pretty garden outlook, hardwood double glazed velux window, coving, radiator, solid oak flooring.

SITTING ROOM 3.977m intobay x 3.579m into alcove (13'1" intobay x 11'9" into alcove)

UPVC double glazed stained glass feature bay window to front, coving, picture rail, alcoves, set in modern ornate solid fuel fireplace with marble hearth and solid wood surround, radiator, original pine wood floorboards.

FIRST FLOOR

LANDING

Bright landing area, uPVC double glazed obscured stained glass window to side, staircase to second floor, dado rail, wood panelled doors off to:-

BEDROOM 1 4.207m into bay x 3.289m into alcove (13'10" into bay x 10'10" into alcove)

UPVC double glazed bay window to front enjoying a far reaching open outlook over Sketty and Tycoch, picture rail, alcove, built in alcove storage cupboard with hanging rail and shelving, radiator.

BEDROOM 2 3.705m x 3.510m alcove (12'2" x 11'6" alcove)

UPVC double glazed window to rear offering a leafy green garden outlook, picture rail, alcove, built in alcove storage cupboard with hanging rails, set in traditional ornate cast iron feature fireplace with wood surround, radiator, light

wood effect laminate flooring.

BATHROOM 1.873m x 1.770m (6'2" x 5'10")

White modern three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, set in shower bath with stainless steel mixer tap and mixer shower over with glass door modesty screen, uPVC double glazed obscured glass window to side, built in cupboard housing wall mounted gas combination boiler, extractor fan, neutral ceramic wall tiles with detailed border tiles, radiator, neutral stone ceramic floor tiles.

SECOND FLOOR

LANDING

UPVC double glazed window to side enjoying pleasant far reaching views, wall light, built in storage cupboard, wood panelled door into:

BEDROOM 4 4.591m max x 3.996m max (15'1" max x 13'1" max)

Hardwood double glazed velux window boasting beautiful sea views across Swansea Bay, built in storage cupboard, radiator.

EXTERNAL

FRONT

Open access onto tarmac driveway providing off road parking for up to three vehicles, steps up to entrance, wooden gate leading to rear garden.

REAR

An attractive sizeable enclosed rear garden with tarmac driveway offering additional parking leading to a single detached garage, pleasant patio seating areas, laid to lawn area, greenhouse, wooden storage shed and external tap.

DIRECTIONS

From our Sketty showroom take a right at the traffic lights onto Vivian Road. Proceed ahead taking a left at the mini roundabout onto Tycoch Road. Follow the road along taking the fifth turning right on Llwyn Arosfa. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING:

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.