



89 Tychoch Road, Tychoch, Swansea, SA2 9EG
Asking Price £149,950

Very well presented and beautifully maintained traditional mid terraced property located in the heart of Tycoch. The accommodation comprises lounge, dining room, kitchen, two double bedrooms and a large f/f bathroom. Benefits include uPVC d/g, gas c/h. new roof, beautiful enclosed south facing garden with decked seating area, single detached garage and gated rear access. Located within good school catchments, easy access to Singleton Hospital, Swansea university, the M4 and Sketty. This property would make a great FTB or investment. Viewing recommended to appreciate generous size and great condition.

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ENTRANCE

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

HALLWAY

Staircase to first floor, dado rail, light wood effect laminate flooring and partial black ceramic floor tiles, radiator, wood panelled doors off to:-

LOUNGE 4.243m into bay x 3.568m into alcove (13'11" into bay x 11'9" into alcove)

UPVC double glazed bay window to front, coving, alcoves, cupboard housing gas meter, modern free standing electric fire with surround and hearth, radiator.

DINING ROOM 3.739m into alcove x 3.677m (12'3" into alcove x 12'1")



UPVC double glazed window to rear, alcoves, feature fireplace, built in understairs storage cupboard, radiator, light wood effect flooring, opening into:-

KITCHEN 3.070m x 2.777m (10'1" x 9'1")

Fitted with a range of modern light wood wall and base units incorporating black granite effect work surface over, set in 1½ bowl sink and drainer with mixer tap, built in stainless steel electric "Hotpoint" oven and grill, inset four ring gas hob with extractor hood over, plumbed for washing machine, space for tall standing fridge freezer, ceramic splash back tiles, uPVC double glazed window to rear overlooking pleasant garden outlook,. UPVC double glazed glass panel door to side leading to garden, radiator, black ceramic floor tiles.

FIRST FLOOR

LANDING

Split level landing, hatch leading to boarded loft space and pull down wooden ladder, dado rail, wooden doors off to:-

BEDROOM 1 4.627m into alcove x 3.472m (15'2" into alcove x 11'5")

Two uPVC double glazed windows to front, alcoves, radiator.

BEDROOM 2 3.680m x 2.883m into alcove (12'1" x 9'5" into alcove)

UPVC double glazed window to rear overlooking garden, alcoves, built in wooden corner desk, set in traditional feature fireplace, radiator.

BATHROOM 3.180m max x 2.818m max (10'5" max x 9'3" max)

White modern four piece suite comprising low level w.c., , set in wash hand basin with mixer tap and vanity unit, panelled bath with stainless steel mixer tap and step in double shower cubicle with shower over, loft hatch, uPVC double glazed obscured, glass window to side, wall hung vanity mirror, mosaic effect slash back tiles, cupboard housing wall mounted "Baxi" combi boiler, radiator, wood effect floor covering.

EXTERNAL

FRONT

Open access to pathway, low maintenance gravelled front courtyard.

REAR

Beautifully maintained enclosed south facing rear garden, laid to lawn with decked seating aera, gated rear access, detached single garage.

N.B.

New welsh slate roof.

TENURE: Leasehold for a term of 1000 years from 1907
GROUND RENT: £1.60 per half annum

DIRECTIONS

From our Sketty showroom proceed to the traffic lights turn right onto Vivian Road, continue up the roundabout and turn left onto Tycoch Road. The property can be found on the left hand side.

TENURE: Leasehold

COUNCIL TAX: D

EPC RATING: D

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