



10 Bayswater Road, Tychoch, Swansea, SA2 9HA

A fantastically rare opportunity to purchase this deceptively spacious & unique detached property with full planning consent for a split level detached Eco home, the plot is offer over £160,000. This bright & versatile home was originally built in 1915 & boasts ample living space throughout. Comprising to the ground floor, entrance porch, welcoming hallway, stylish kitchen/dining room, utility room, family room, sizeable lounge, two bedrooms & modern shower room. The first floor has two bedrooms & a contemporary bathroom. Benefits include Upvc d/g, gas c/h, some stunning sea views across Swansea Bay & Mumbles Head, ample built in storage, pleasant laid to lawn garden to front with patio seating area, storage shed & a low maintenance patio garden to rear with green house & vegetable patch. An ideal family home with Sketty & Olchfa school catchment areas. Offering easy access to Tychoch Cross, Sketty, Mumbles, & the M4. Just a short car journey away from Singleton hospital, Swansea University & the sea front. No upward chain involved. Internal viewing is essential to appreciate the space & potential this property has to offer.

Offers Over £330,000

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ENTRANCE

Enter via hardwood obscured glass panel door into:-

PORCH 1.520m x 1.070m max (5'0" x 3'6" max)

UPVC double glazed window o front, side and rear, wall light, high gloss ceramic wall tiles with detailed border tiles, ceramic floor tiles, wooden glass panel door into:-

HALLWAY

Light and airy welcoming entrance hallway, ornate ceiling rose and coving, archway, dado rail, radiator, solid wood floorboards, wood panelled doors off to:-

LOUNGE 5.903m into bay x 3.642m (19'4" into bay x 11'11")

UPVC double glazed south facing bay window to front enjoying a pleasant garden outlook and far reaching sea views towards Swansea Bay, uPVC double glazed window to side, ornate ceiling rose and coving, picture rail, set in coal effect gas fire with hearth, back drop and wood surround, radiator, original solid wood floorboards.

BEDROOM 1 (Currently used as sitting room) 4.661m x 3.688m (15'3" x 12'1")

UPVC double glazed window to front offering an attractive garden outlook, ornate coving, picture rail, radiator, original solid wood floorboards.

BEDROOM 2 3.740m x 3.626m (12'3" x 11'11")

UPVC double glazed window to side, ornate ceiling rose and coving, picture rail, fitted sliding door, wooden wardrobes providing solid wood flooring.

SHOWER ROOM 2.456m x 2.103m (8'1" x 6'11")

White modern three piece suite comprising low level w.c., pedestal wash hand basin, step in double shower cubicle with stainless steel mixer shower over and sliding glass door, inset ceiling spotlights, coving, extractor fan, uPVC double glazed window to side, ceramic splash back tiles, wall mounted chrome towel radiator, ceramic floor tiles.

FAMILY ROOM 4.327n into bay x 3.471m max (14'2" into bay x 11'5" max)

UPVC double glazed bay window to side, ornate ceiling rose and coving, picture rail, staircase to first floor, built in understairs storage cupboard and shelving, radiator, bamboo solid wood flooring, wooden glass panel door into:-

KITCHEN/DINING ROOM 4.759m max x 2.777m max (15'7" max x 9'1" max)

Stylish kitchen /dining room, fitted with a range of white modern high gloss wall and base units incorporating high granite effect work surface over, white goods staying: dishwasher, washing machine, American style fridge/freezer, stoves "Newhome" range cooker with electric double oven and grill and gas four ring gas hob with hotplate, with stainless steel extractor hood over, ceiling spotlights, neutral ceramic splash back tiles, two uPVC double glazed window to rear overlooking garden, uPVC double glazed obscured glass panel door to rear leading out to garden, radiator, bamboo solid wood flooring, archway into:-

UTILITY ROOM 2.618m x 2.542m (8'7" x 8'4")

Fitted with a range of stylish wall and base units incorporating black granite effect work surface over, set in 1 stainless steel circular sink and drainer with mixer tap,, integrated dishwasher, plumbed for washing machine, inset ceiling spotlights, uPVC double glazed window to side and rear overlooking garden, neutral ceramic splash back tiles, cupboard housing wall mounted "Worcester" gas combination boiler, radiator, bamboo wood flooring.

FIRST FLOOR

LANDING

Bright landing area, inset ceiling spotlights, uPVC double glazed velux window to side, radiator, wood panelled doors off to:-

BEDROOM 3 3.83m max x 3.746m max (12'7" max x 12'4" max)

UPVC double glazed south facing window to front boasting spectacular far reaching sea views over Swansea Bay and Mumbles Head, inset ceiling spotlights, ample storage with built in cupboards and drawers, radiator.

BEDROOM 4 3.774m x 2.482m (12'4" x 8'2")

UPVC double glazed window to rear enjoying a pleasant garden outlook, inset ceiling spotlights, built in storage cupboards, radiator.

BATHROOM 3.037m x 2.381m (10'0" x 7'10")

White modern four piece suite comprising low level w.c., his and her vanity unit wash hand basin with stainless steel mixer taps roll top bath tub with stainless steel mixer tap and shower attachment, inset ceiling spotlights, hardwood double glazed obscured glass velux window to side, white high gloss ceramic wall tiles, radiator, wooden floorboards.

EXTERNAL

FRONT

Attractive laid to lawn garden to front with mature trees and bushes and pleasant south facing patio seating area.

REAR

Tiered garden with a low maintenance patio seating area, vegetable patch and greenhouse.

N.B.

There is planning full consent for detached dwelling to rear of property.

A split level Eco home with stunning views of Mumbles and Swansea Bay.

DIRECTIONS

From our Sketty office proceed to the traffic lights at Gower Road, turn right onto Vivian Road, at mini roundabout turn left onto Tycoch Road, continue along Tycoch Road to the traffic lights turn right onto Carnglas Road, at mini roundabout take first right onto Bayswater Road and the property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

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.