



95 Tycoch Road, Tycoch, Swansea, SA2 9EG

Deceptively large and well proportioned three bed mid-terrace property, conveniently situated only a stones throw away from the popular area of Tycoch Square. Property comprises of lounge, dining room and kitchen to ground floor with three bedrooms and large bathroom to first floor. Benefits include majority Upvc, GCH, pleasant enclosed south facing rear garden and single detached garage to rear, Within easy access to local amenities & shops, Singleton Hospital & Park, Swansea Uni and Swansea City Centre. It is located within Sketty Primary and Olchfa Comprehensive School catchment. This property would make an ideal First Time Buy, Investment or Family Home. Viewing Recommended. NO CHAIN. Needs some upgrading.

Asking Price £139,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
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ENTRANCE

Enter via wooden door into inner porch, coving, original tiled flooring, uPVC double glazed obscured glass panel door into:-

HALLWAY

Coving, staircase to first floor, radiator, doors off to:-

LOUNGE 3.949m x 2.646m into alcove (13'0" x 8'8" into alcove)

UPVC double glazed bay window to front, coving, set in coal effect gas fire with original tiled hearth and surround, radiator.

DINING ROOM 3.835m into alcove x 3.648m (12'7" into alcove x 12'0")

UPVC double glazed window to rear, gas fire with decorative stone backdrop and marble effect hearth, radiator, doorway into:-

KITCHEN 3.344m x 2.852m (10'11" x 9'4")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, free standing gas and four ring hob, plumbed for washing machine, space for tall standing fridge freezer, uPVC double glazed window to rear, original wooden window to side, ceramic splash back tiles, vinyl floor covering, door into:-

PORCH

Original wooden window to rear, ceramic wall tiles, tiled flooring, uPVC double glazed obscured glass panel door leading to rear garden.

FIRST FLOOR

LANDING

Split level, loft hatch, doors off to:-

BEDROOM 1 3.654m x 2.973m into alcove (12'0" x 9'9" into alcove)

UPVC double glazed window to rear, alcoves, inset small shelving, radiator.

BEDROOM 2 3.306m x 2.273m into alcove (10'10" x 7'5" into alcove)

UPVC double glazed window to front, radiator.

BEDROOM 3 2.448m x 2.376m (8'0" x 7'10")

UPVC double glazed window to front, wall mounted shelving, radiator.

BATHROOM 3.345m max x 2.871m (10'11" max x 9'5")

Three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath with

overhead shower, uPVC double glazed window to rear, original wooden window to side, wall mounted "Ariston" combi boiler, built in airing cupboard housing shelving and radiator, ceramic wall tiles, radiator.

EXTERNAL

FRONT

Small front lawn.

REAR

Pleasant enclosed south facing rear garden, patio seating area, laid to lawn, wooden garden shed, greenhouse, access onto lane.

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
Leasehold - 999year Approx £5pa Approx

COUNCIL TAX: D

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.