



57 Huntingdon Way, Tycoch, Swansea, SA2 9HN
Asking Price £154,950

Boasting a quiet and well kept cul de sac location in the desirable and popular location of Tycoch. This beautifully modernised and well maintained property enjoys an entrance porch, welcoming lounge, kitchen/diner leading into a sizeable conservatory, two bedrooms and a first floor bathroom. Benefits include Upvc d/g, gas c/h, partial sea views from bedroom two, sizeable attic with pull down ladder offering ample storage and driveway parking for three vehicles. Offering an attractive laid to lawn rear garden with a variety of mature shrubs, trees and bushes and a low maintenance decorative stone area to side. With easy access to Singleton hospital, Swansea University, Fforestfach retail park and the M4. Within Sketty and Olchfa school catchment areas. An ideal first time buy, downsize or investment purchase with no upward chain involved.

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ENTRANCE

Enter via frosted glass panel solid oak door into:

PORCH

Inset ceiling spotlight, wood effect flooring, wooden glass panel door into:

LOUNGE 15'10 x 12' (4.83m x 3.66m)

Bright lounge with Upvc double glazed window to front, open staircase to first floor, built in under stairs storage cupboard, set in stainless steel electric fire with tiled hearth, backdrop and wood surround, two radiators, wooden glass panel door into:

KITCHEN/DINER 11'11 x 8'11 (3.63m x 2.72m)

Fitted with a range of modern wall and base units incorporating multi tone wooden work surface over, set in stainless steel sink and drains with mixer tap, built in stainless steel 'Prestige' electric oven and grill, set in stainless steel four ring gas hob with matching extractor hood over, plumbed for washing machine, built in wine rack, high gloss ceramic splash back tiles, radiator, neutral ceramic floor tiles, opening into:

CONSERVATORY 10'6 x 9'9 (3.20m x 2.97m)

UPVC double glazed windows to sides and rear offering an attractive leafy green garden outlook, Upvc double glazed glass panel door and french doors leading out to garden, radiator, neutral ceramic floor tiles.

FIRST FLOOR

LANDING

Loft hatch with pulldown ladder leading to handy boarded loft space offering ample storage, solid oak doors off to:

BEDROOM 1 11'11 x 9' (3.63m x 2.74m)

Upvc double glazed to window to rear, radiator.

BEDROOM 2 11'11 x 7'4 (3.63m x 2.24m)

Upvc double glazed window to front enjoying some beautiful far reaching sea views to side, radiator.

BATHROOM 8'10 x 4'9 (2.69m x 1.45m)

White modern three-piece suite comprising low-level WC, pedestal wash hand basin, set in bath with stainless steel mixer tap and mixer shower over, sizeable built in airing cupboard housing wall mounted 'Worcester' gas combination boiler and shelving, Upvc double glazed obscured glass window to side, neutral ceramic wall tiles with feature border tiles, wall mounted chrome towel radiator, wood effect flooring.

EXTERNAL

FRONT

Driveway parking for three vehicles, gate access to rear garden.

REAR

An attractive private enclosed rear garden laid to lawn with a variety of mature shrubs, trees and bushes and a decorative stone area to side.

N.B.

- New windows - approx 8 years
- New boiler - approx 7 years ago
- New kitchen - approx 4 years ago
- New bathroom - approx 5 years ago
- New front door - approx 4 years ago
- Property is on a water meter

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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

