



BRYN DERWEN
20 - 26 EVENS
19 - 21 ODDS

Bryn Derwen, Tycoch, Swansea, SA2 9GX
Asking Price £167,500

Newly upgraded modern semi detached property situated in a quiet and well kept cul de sac location in the desirable and popular location of Tycoch. This bright and well proportioned property comprises stylish kitchen, lounge, two double bedrooms and a first floor bathroom. Benefits include Upvc d/g, gas c/h, built in storage and a pleasant enclosed laid to lawn rear garden with patio seating area. Offering easy access to Sketty, Fforestfach retail park, the M4, Singleton hospital, Swansea University and the sea front. Within Sketty and Olchfa school catchment areas. Driveway and single garage to rear. An ideal first time buy, investment or downsize property with no upward chain involved. Property also benefits from planning permission to extend to rear to create large kitchen/diner and a loft conversion to create bedroom three.

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ENTRANCE

Upvc double glazed obscured glass panel door into:

HALLWAY

Built in under stairs storage cupboard, wood panelled doors off to:

KITCHEN/BREAKFAST ROOM 3.871m x 2.692m (12'8" x 8'10")

Fitted with a range of stylish modern wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, electric cooker point, plumbed for washing machine, neutral ceramic splash back tiles, Upvc

double glazed window and obscured glass panel door to rear leading out to garden, radiator, neutral ceramic floor tiles.

LOUNGE 5.171m (into bay) x 3.852m (17'0" (into bay) x 12'8")

Upvc double glazed bay window to front, dado rail, wooden fire surround, staircase to 1st floor, radiator.

FIRST FLOOR

LANDING

UPVC double glazed windows to side, loft hatch, dado rail, wood panelled doors off to:-

BEDROOM 1 3.850m x 2.756m (12'8" x 9'1")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.841m x 2.659m (12'7" x 8'9")

UPVC double glazed window to rear enjoying a pleasant leafy green outlook, radiator.

BATHROOM 2.919m x 1.518m (9'7" x 5'0")

White modern three-piece suite comprising low-level WC, vanity unit wash hand basin with stainless steel mixer tap, set in panelled bath with stainless steel mixer tap and electric shower over, extractor fan, neutral ceramic wall tiles, built-in airing cupboard housing wall mounted 'Baxi' gas combination boiler and shelving, radiator, wooden floorboards.

EXTERNAL

FRONT/SIDE

Pleasant laid to lawn area, decorative stone area, wooden gate to rear garden.

REAR

Enclosed rear garden laid to lawn with a variety of mature shrubs and bushes with a patio seating area.

DIRECTIONS

From our Sketty office proceed up Gower Rd turning right at traffic lights onto Vivian Road. At mini round about turn left onto Tycoch Rd and turn right at next traffic lights onto Carnglas Rd. Proceed straight at mini round about and take second exit at mini roundabout and third exit at last mini round about onto Ffordd Aneurin Bevan then take the first turning left into Bryn Derwen. The property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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

