



## 5 Llwyn Rhedyn, Tycoch, Swansea, SA2 9GU

Superb opportunity to acquire this deceptively spacious detached bungalow presented in immaculate condition boasting stunning panoramic Sea views across Swansea Bay & Mumbles Head. This bright & welcoming home is situated in the desirable area of Tycoch in a secluded cul de sac location & has been modernised to a high standard throughout offering ample living space. Comprising inner porch, lounge, stylish fitted kitchen leading into conservatory, bathroom, three bedrooms including an impressive master bedroom with Ensuite & dressing room. Benefits include full Upvc d/g windows & doors with security shutters to rear, gas c/h, driveway parking leading to a double garage with electric roller shutter, ample built in storage, alarm, security entrance phone & a beautifully kept enclosed south facing laid to lawn rear garden with patio seating area & water features. Within easy access of Tycoch Cross, Singleton hospital, Swansea Uni, Fforestfach retail park, the M4, Sketty & the Sea front. Within Sketty & Olchfa school catchment areas. Internal viewing is advised to appreciate this fabulous property. EPC = D.

**Asking Price £339,950**

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## ENTRANCE

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

## INNER PORCH 1.394m x 1.358m (4'7" x 4'6")

Coving, radiator, light wood effect laminate flooring, wooden glass panel door into:-

## HALLWAY

Loft hatch with pull down ladder leading to spacious loft, ideal for storage, coving, built in storage cupboard with hanging rail and shelving, radiator, light wood effect laminate flooring, wood panelled doors off to:-

## LOUNGE 4.24m x 4.80m (13'11" x 15'9")

Large uPVC double glazed bay window to front, offering a pleasant outlook over front garden, coving, set in coal effect electric fire with marble backdrop, hearth and surround, two radiators, light wood effect laminate flooring, wooden glass panel sliding double doors into kitchen/diner.

## KITCHEN/DINING ROOM 5.137m max x 3.537m max (16'10" max x 11'7" max)

Fitted with a range of stylish wall and base units incorporating work surface over, set in 1 1/2 bowl sink and drainer with mixer tap, built in electric oven and grill, set in four ring 'hotpoint' hob with integrated extractor hood over, set in wine cooler, built in wine rack, dishwasher, low level fridge, coving, Upvc double glazed window to rear boasting a stunning far reaching sea view outlook over Swansea Bay and Mumbles head, wall light radiator, neutral ceramic floor tiles, Upvc double glazed sliding glass panel door into :

## CONSERVATORY

UPVC double glazed windows to sides and rear, boasting spectacular sea views over Swansea Bay and Mumbles Head, uPVC double glazed glass panel doors to side and rear leading out to garden, uPVC double glazed electric ceiling window, power points, wall light, wood effect laminate flooring.

## UTILITY 2.36m x 1.57m (7'9" x 5'2")

Fitted with a range of wall and base units incorporating multi tone work surface over, set in Porcelin sink with stainless steel mixer tap, washing machine, wall mounted "British Gas" boiler, ceramic splash back tiles, uPVC double glazed glass panel door to rear leading out to garden, tiled effect floor covering.

## BATHROOM 2.18m x 1.70m (7'2" x 5'7")

Three piece suite comprising low level w.c., set in wash hand basin with mixer tap and vanity storage unit housing radiator and hand held bidet shower attachment, panelled bath with stainless steel mixer tap with shower attachment and electric shower over with glass modesty screen, storage cupboard, wall mounted vanity unit with spot lighting, extractor fan, ceramic wall tiles, shaving point, uPVC double glazed obscured glass window to rear, built in airing cupboard housing water tank and shelving, ceramic floor tiles.

## DRESSING ROOM 3.617m x 2.932m (11'11" x 9'7")

UPVC double glazed window to rear boasting fabulous far reaching sea views across Swansea Bay and Mumbles Head, fitted sliding mirrored door double wardrobes, storage cupboard, two wall lights, radiator, light wood effect laminate flooring.

## EN SUITE 1.573m x 1.322m (5'2" x 4'4")

Three piece suite comprising low-level WC with handheld bidet shower attachment, set in vanity unit wash hand basin, with stainless steel mixer tap, step in shower cubicle with electric shower over, extractor fan, UPVC double glazed obscured glass window to rear, ceramic wall tiles, shaving point, fixed hairdryer, radiator, ceramic floor tiles.

## BEDROOM 1 6.33984m x 3.556m (20'10" x 11'8")

UPVC double glazed windows to front and rear boasting a fabulous panoramic Seaview outlook over Swansea Bay and Mumbles head, coving, two radiators, light wood effect laminate flooring.

## BEDROOM 2 3.86m x 2.69m (12'8" x 8'10")

UPVC double glazed window to front with a pleasant outlook over front lawn, radiator, light wood effect

laminate flooring.

## BEDROOM 3 3.51m x 2.87m (11'6" x 9'5")

UPVC double glazed window to front with a pleasant outlook over front lawn, radiator, parquet flooring.

## EXTERNAL

### FRONT

Open access via shared private driveway leading to garage, steps and pathway to entrance, gated side access to rear garden, pleasant neatly kept laid to lawn area with bush border.

### GARAGE

Sizable double garage with electric roller shutter, lighting, power points, shelving, loft space, door to rear garden.

### REAR

Beautifully well maintained enclosed south facing rear garden boasting spectacular sea views over Swansea Bay and Mumbles Head offering a pleasant laid to lawn area with bush borders, raised patio seating area, gated double side access, water features, extendable washing line and a handy electrical awning.

### N.B.

Property is on a water meter.

### DIRECTIONS:-

From our Sketty office proceed up Gower Road, turning right onto Vivian Road, at mini roundabout turn left onto Tycoch Road and turn right at traffic lights. Continue straight ahead at mini roundabout and second exit at next mini roundabout and the final mini roundabout turn right onto Ffordd Aneurin Bevan taking first turning right onto Llwyn Rhedyn. The property can be found to the right of the cul de sac.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** D

**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.