



12 Huntingdon Way, Tycoch, Swansea, SA2 9HL

Boasting superb panoramic sea views across Swansea Bay and Mumbles Head this beautifully presented modern detached family home is situated within a quiet and sought after cul de sac location in the desirable area of Tycoch offering ample living space and neutral interiors. Comprising to the ground floor welcoming entrance hallway, cloakroom, sizeable lounge, dining room, kitchen with arched opening into breakfast room with sliding door out to garden and a utility room. The first floor offers four double bedrooms, an Ensuite and a modern family bathroom. Benefits include Upvc d/g, gas c/h, ample built in storage space, driveway parking and a single garage. Offering an enclosed tiered rear garden laid to lawn with a raised decked seating area over looking the bay. Within easy access of local shops and amenities at Tycoch Square at Sketty. Just a short car journey from Singleton hospital, Swansea University, the sea front, Fforestfach retail park and the M4. An ideal family home within Sketty and Olchfa school catchment areas. Internal viewing is advised to appreciate this spacious home. EPC = D.

Asking Price £319,950

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ENTRANCE

Enter via Upvc double glazed obscured stained glass panel door into:

HALLWAY

Welcoming hallway, coving, stair case to first floor, dado rail, under stairs storage cupboard, radiator, wood effect flooring, wood panelled doors off to:

CLOAKROOM 1.943m x 0.899m (6'4" x 2'11")

Two piece suite comprising low level WC, vanity unit wash hand basin, ceramic splash back tiles, Upvc double glazed obscured glass window to front, radiator, wood effect flooring.

LOUNGE 6.857m into bay x 3.709m (22'6" into bay x 12'2")

Sizeable lounge with a Upvc double glazed bay window to front, coving, wooden double doors into dining room, wall lights, dado rail, set in living flame gas fire with marble effect hearth and back drop with wood surround, two radiators.

DINING ROOM 4.222m max x 2.882 min (13'10" max x 9'5" min)

Upvc double glazed window to rear offering a picturesque south facing aspect boasting panoramic sea views across Swansea Bay and Mumbles Head (fabulous views), coving, dado rail, wooden double doors into lounge, radiator.

KITCHEN 3.196m x 3.044m (10'6" x 10'0")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 ½ bowl sink and drainer with stainless steel mixer tap, built in electric Beko' double oven and grill, set in four ring Logik' induction hob with integrated extractor hood over, integrated fridge, plumbed for dishwasher, neutral ceramic splash back tiles, inset ceiling spotlights, Upvc double glazed window to rear enjoying a beautiful far reaching sea view outlook over Swansea Bay and Mumbles Head, tiled effect vinyl floor covering, arched opening into:

BREAKFAST ROOM 2.824m x 2.144m (9'3" x 7'0")

Upvc double glazed sliding glass panel doors to rear opening out onto garden enjoying a fantastic sea view outlook over Swansea Bay and Mumbles Head, inset ceiling spotlights, radiator, tiled effect vinyl floor covering, wood panel door into:

UTILITY ROOM 2.821m x 1.249m (9'3" x 4'1")

Fitted with a base unit with work surface over, set in stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, neutral ceramic splash back tiles, wall mounted gas boiler, Upvc double glazed window to side, tiled effect vinyl floor covering.

FIRST FLOOR

LANDING

Pleasant landing area, loft hatch, dado rail, built in airing cupboard housing water tank and shelving, wood panelled doors off to:

BEDROOM 1 3.707m x 3.305m (12'2" x 10'10")

Upvc double glazed window to front, attractive archway, fitted bedroom suite offering wardrobes, side cupboards and a vanity desk with drawers offering storage space, radiator, wood panelled door into:

EN SUITE 1.991m x 1.968m (6'6" x 6'6")

Three piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, set in panelled bath with stainless steel mixer tap, Upvc double glazed obscured glass window to side, ceramic splash back tiles, radiator.

BEDROOM 2 3.584m x 2.880m (11'9" x 9'5")

Upvc double glazed window to rear boasting a superb panoramic sea view outlook over Swansea Bay and Mumbles Head, fitted bedroom suite offering wardrobes and draws providing ample storage space, radiator.

BEDROOM 3 3.375m max x 2.299m max (11'1" max x 7'7" max)

Upvc double glazed window to front, radiator.

BEDROOM 4 3.242m x 2.415m (10'8" x 7'11")

Upvc double glazed window to rear enjoying spectacular sea views across Swansea Bay and Mumbles Head, radiator.

BATHROOM 2.640m x 1.993m (8'8" x 6'6")

Modern three piece suite comprising low level WC, vanity unit wash hand basin with stainless steel waterfall mixer tap, set in panelled bath with stainless steel waterfall mixer tap and electric shower over with glass modesty screen, wall unit with vanity mirror and spotlighting, neutral ceramic wall tiles, Upvc double glazed window obscured glass window to side, wall mounted chrome towel radiator, ceramic floor tiles.

EXTERNAL

FRONT

Open access onto driveway leading to single garage with up and over door, laid to lawn area.

REAR

A sizeable enclosed south facing rear garden boasting amazing sea views across Swansea Bay and Mumbles Head, enjoying a raised decked seating area and tiered laid to lawn areas with a attractive shrubs and bushes and a low maintenance Astro turf area.

DIRECTIONS:-

From our Sketty showroom proceed to the traffic lights at Gower Road, turn right onto Vivian Road. At mini roundabout turn left onto Tycoch Road and at traffic lights turn right onto Carnglas Road. At mini roundabout proceed straight ahead onto Llwynmawr Road at second mini roundabout turn left onto Rowan Avenue then left onto Huntingdon Way, the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: F

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.