



**25 Pastoral Way, Tycoch, Swansea, SA2 9LY**

An impressively bright and spacious detached family home offering some fantastic far reaching sea views across Swansea Bay and Mumbles Head. This lovely property is situated in a highly sought after location within the popular area of Tycoch. Comprising cloakroom, lounge, kitchen, dining room with doors out to garden, three double bedrooms and a f/f bathroom. Benefits include Upvc d/g, gas c/h, driveway parking and a sizeable garage. Boasting a beautiful landscaped laid to lawn rear garden with patio seating areas. An ideal family home within good school catchment areas. Just a short journey from Singleton hospital, Swansea University, Sketty Cross, Tycoch Square, Mumbles and the sea front. EPC = E.

**Asking Price £269,950**

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

Enter via Upvc double glazed obscured glass panel door into:

## HALLWAY

Bright and welcoming entrance hallway, coving, staircase to first floor, open under stairs area, radiator, doors off to:

## CLOAKROOM 2.230m x 0.904m (7'4" x 2'11")

Two piece suite comprising low level WC, pedestal wash hand basin with ceramic splash back tiles, Upvc double glazed obscured glass window to front, radiator.

## LOUNGE 4.897m x 3.546m (16'1" x 11'8")

Upvc double glazed window to front enjoying a pleasant garden outlook, coving, wooden obscured glass double doors into dining room, set in gas fire with marble effect hearth and backdrop with wood surround, two radiator.

## KITCHEN 3.542m x 2.669m (11'7" x 8'9")

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, electric cooker point with integrated extractor hood over, plumbed for washing machine, breakfast bar, floor standing gas boiler, wooden obscured glass panel door into dining room, Upvc double glazed window and obscured glass panel door to rear leading out to garden offering an attractive leafy green outlook, tiled effect vinyl floor covering.

## DINING ROOM 3.525m x 2.918m (11'7" x 9'7")

Upvc double glazed sliding glass panel doors to rear leading out to garden boasting an attractive outlook, wooden obscured glass double doors into lounge, door into kitchen, radiator.

## FIRST FLOOR

## LANDING

Airy landing, loft hatch, Upvc double glazed window to side, built in storage cupboard, doors off to:

## BEDROOM 1 4.216m max x 3.055m max (13'10" max x 10'0" max)

Upvc double glazed window to front enjoying a pleasant far reaching outlook over Tycoch, two built in double wardrobes, radiator.

## BEDROOM 2 3.589m max x 3.054m min (11'9" max x 10'0" min)

Upvc double glazed window to rear boasting a superb far reaching sea view outlook over Swansea Bay and Mumbles Head, two built in double wardrobes, radiator.

## BEDROOM 3 2.626m x 2.450m (8'8" x 8'0")

Upvc double glazed window to front enjoying a pleasant open outlook over Tycoch, built in wardrobe, radiator.

## BATHROOM 2.600m x 1.735m (8'6" x 5'9")

Upvc double glazed window to front enjoying a pleasant open outlook over Tycoch, built in wardrobe, radiator.

## EXTERNAL

## FRONT

Open access with steps and paved pathway to entrance door. Pleasant laid to lawn area. Gated double side access to rear garden. Driveway parking leading to access into garage.

## GARAGE

Spacious garage with up and over door, Upvc double glazed window and door to side, lighting and electrics.

## REAR

A beautiful sizeable enclosed landscaped rear garden boasting some fantastic far reaching sea views across Swansea Bay. Enjoying a pleasant laid to lawn area, decorative stones and patio areas, attractive shrubs and trees and an external tap.

## DIRECTIONS:-

From our Sketty office proceed up Gower Rd turning right at traffic lights onto Vivian Rd. Take first left at mini roundabout onto Tycoch Road and continue to the traffic lights turning right onto Carnglas Rd. Take second left at mini roundabout onto Hendrefoilan Road and second right onto Pastoral Way. The property can be found on the left hand side.

## TENURE

The vendors have confirmed the property is Leasehold and has a 999yr lease - date commencing 1973 - 2972 - The vendors have confirmed it will cost £1050 to purchase Freehold.

Ground Rent: £25 per annum.

**TENURE:** Leasehold

**COUNCIL TAX:** E

**EPC RATING:** E

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli