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3 HEOL YSGAWEN, SKETTY, SWANSEA, SA2 9GS  
ASKING PRICE £299,950



A superb opportunity to acquire this beautiful detached bungalow situated within a highly desirable location of Tycoch boasting some impressive sea views across Swansea Bay and Mumbles Head. This well proportioned home comprises entrance porch, lounge, dining room, kitchen, three bedrooms, En-suite shower room and bathroom. Benefits include Upvc d/g, gas c/h, driveway parking and single garage. Boasting an attractive enclosed rear garden with seating areas and a variety of mature shrubs and bushes. Just a short journey from Fforest-Fach retail park, the M4, Tycoch Cross, Sketty, Singleton hospital, Swansea Uni and the sea front. Internal viewing advised to appreciate this lovely home. No upward chain involved. EPC = D

**ENTRANCE**

Enter via UPVC double glazed obscured glass panel door into:

**PORCH 1.814m x 1.115m (5'11" x 3'8")**

UPVC double glazed obscured glass window to front, wooden glass panel double doors into:

**HALLWAY**

Loft hatch, coving, handy built-in storage cupboard, radiator, doors off to:

**LOUNGE 4.859m into bay x 4.188m (15'11" into bay x 13'9")**

UPVC double glazed window to front enjoying a pleasant far reaching outlook, UPVC double glazed window to side, coving, set in gas fire with marble effect hearth and backdrop with wood surround, radiator, opening into:

**DINING ROOM 2.944m x 2.533m (9'8" x 8'4")**

UPVC double glazed window and door to rear leading out to garden offering an attractive outlook, door in the kitchen, radiator.

**KITCHEN 3.655m x 3.121m (12'0" x 10'3")**

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1½ bowl sink and drainer with stainless steel mixer tap, built in electric Hotpoint double oven and grill, set in matching four ring gas hob with integrated extractor hood over, integrated washing machine, dishwasher, fridge and freezer, breakfast bar, ceramic splashback tiles, inset ceiling spotlights, wall mounted gas boiler, UPVC double glazed window and glass panel door to rear enjoying a beautiful garden outlook, door into dining room, radiator, ceramic floor tiles.

**BEDROOM 1 3.655m x 3.121m (12'0" x 10'3")**

UPVC double glazed window to rear enjoying an attractive garden outlook, fitted bedroom suite offering ample storage space, radiator, door into:



**EN SUITE 2.723m x 1.320m (8'11" x 4'4")**

Three-piece suite comprising low-level WC, vanity unit wash handbasin with stainless steel mixer tap, step in sliding glass door double shower cubicle with shower over, extractor fan, UPVC double glazed obscured glass window to rear, contemporary ceramic wall tiles with feature border tiles, wall mounted chrome towel radiator, ceramic floor tiles.

**BEDROOM 2 4.016m x 2.562m (13'2" x 8'5")**

UPVC double glazed window to front boasting a fabulous far-reaching Sea view outlook over Swansea Bay and Mumbles head, radiator.

**BEDROOM 3 3.009m x 2.567m (9'11" x 8'5")**

UPVC double glazed window to front boasting a lovely Sea view outlook over Swansea Bay, fitted wardrobes offering ample storage space, radiator.

**BATHROOM 2.781m max x 2.233m (9'1" max x 7'4")**

Three-piece suite comprising low-level WC, vanity unit wash hand basin, set in bath with mixer tap with shower attachment, ceramic wall tiles, extractor fan, UPVC double glazed obscured glass window to rear, shaving point, built-in airing cupboard, radiator, vinyl floor covering.

**EXTERNAL**

**FRONT**

An attractive front garden offering a variety of attractive mature shrubs and bushes, steps up to entrance. Driveway parking leading to single garage.

**REAR**

An attractive enclosed rear garden enjoying patio seating areas and an abundance of attractive shrubs trees and bushes.

**N.B.**

The vendor is a member of staff of Dawsons.

**DIRECTIONS:-**

From our Sketty office proceed up Gower Rd turning right onto Vivian Rd at mini round about turn left onto Tycoch Rd and turn right at traffic lights. Continue straight ahead at mini round about and second exit at next mini round about and the final mini round about turn right onto Ffordd Aneurin Bevan taking third right onto Heol Ysgawen and the property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** D

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

