



62 Llwyn Mawr Close, Tycloch, Swansea, SA2 9HJ

Boasting surprisingly bright and well proportioned living space this detached family home offers a sought after location within the desirable area of Tycloch, enjoying some spectacular far reaching sea views across Swansea Bay and Mumbles Head. Comprising welcoming hallway, cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms and a bathroom. The property benefits from some upgrading carried out within the last 18months. Offering uPVC double glazing, gas central heating, mature gardens, driveway and garage. An ideal family home within good school catchments. Easy access to Tycloch cross, Sketty, Singleton hospital, Swansea University and the sea front. No upward chain involved. EPC-C.

Asking Price £299,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: 01792 299 655 | F: 01792 280 669
sk@dawsonsproperty.co.uk





ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:

HALLWAY 4.02m x 1.32m (13'2" x 4'4")

Bright and welcoming entrance hallway, uPVC double glazed obscured glass window to front, coving, staircase to first floor, handy built in storage cupboard, radiator, wood panelled doors off to:

CLOAKROOM 6'4 x 3'10 (1.93m x 1.17m)

Stylish cloakroom fitted with a white two piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, uPVC double glazed obscured glass window to front, coving, easy clean wall panelling, radiator, wood effect flooring.

LOUNGE 14'6 x 14'2 (4.42m x 4.32m)

Pleasant lounge with a uPVC double glazed window to front enjoying a pleasant garden outlook, coving, wood panelled double doors into dining room, set in feature stone fire surround, radiator.

KITCHEN/BREAKFAST ROOM 14'9 x 12'4 (4.50m x 3.76m)

Fitted with a range of modern wall and base units incorporating work surface over, set in stainless steel 1½ bowl sink and drainer with mixer tap, built in electric oven and grill, set in four ring electric hob with extractor hood over, plumbed for washing machine and dishwasher, built in wine rack, coving, uPVC double glazed window to rear enjoying pleasant garden outlook, ceramic wall tiles, uPVC double glazed obscured glass panel door to side leading out to garden, radiator, wood effect flooring, door into:

DINING ROOM 10'3 x 9'8 (3.12m x 2.95m)

UPVC double glazed window to rear offering a leafy green outlook over garden, coving, wood panelled double doors into lounge, set in feature stone fire surround, radiator.

FIRST FLOOR

LANDING

Light and airy split level landing, uPVC double glazed obscured glass window to side, loft hatch, coving, radiator, wood panelled doors off to:

BEDROOM 1 13'5 x 12'7 (4.09m x 3.84m)

UPVC double glazed window to front boasting spectacular far reaching sea views across Swansea Bay and Mumbles Head, coving, radiator.

BEDROOM 2 12'5 x 9'6 (3.78m x 2.90m)

UPVC double glazed window to rear offering a private leafy green outlook over garden, coving, radiator.

BEDROOM 3 12'5 x 7'9 (3.78m x 2.36m)

UPVC double glazed window to rear enjoying a peaceful garden view outlook, coving, radiator.

BEDROOM 4 9'1 x 6'9 (2.77m x 2.06m)

UPVC double glazed window to rear with a pleasant garden view outlook, coving, radiator.

BATHROOM 11'0 x 6'2 (3.35m x 1.88m)

White three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, set in shower bath with electric shower over, uPVC double glazed obscured glass window to front, coving, built in storage cupboard, ceramic wall tiles, wall mounted towel radiator, wood effect flooring.

EXTERNAL

FRONT

Open access onto driveway leading to garage. Pleasant laid to lawn area with mature bush borders, gated side access to rear garden.

REAR

An enclosed elevated rear garden with a laid to area offering an abundance of mature shrubs, trees and bushes and a paved seating area with rear access into garage.

NB

Property benefits from an upgrade that took place approx. 18months ago which included the following:

New kitchen, bathroom and cloakroom suites

New carpets in dining room and throughout first floor

New internal doors

New windows and external doors were installed approx. 1 year ago and are still under guarantee for a further 9 years.

DIRECTIONS:-

From our Sketty Show room proceed up Gower Rd to traffic lights and turn right onto Vivian Road and at mini round about turn left onto Tycoch Road. At traffic lights turn right, take second exit into Llwynmawr Close.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: C

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.