



## 10 Tycoch Maisonettes, Sketty, SA2 9ED

**Asking Price £170,000**

SUPER TWO-STOREY, TWO-BEDROOM MAISONETTE situated in the high-demand area of Tycoch. This secure, low-maintenance home offers practical and well-presented accommodation, ideal for investors, first-time buyers, professionals or downsizers seeking a convenient maintenance free, lock-up-and-go lifestyle. The first floor comprises two double bedrooms and a contemporary bathroom. The ground floor features a hallway, kitchen/dining room and a comfortable living room centred around a modern electric fireplace adding a style and function to the space. The kitchen/diner offers a practical and well-equipped area for cooking, with room for food preparation and a dining table. The property further benefits from gas central heating and PVCu double glazing throughout. Located on the third floor, the maisonette also enjoys a front aspect balcony accessed via patio doors, offering partial sea views - a lovely spot to relax or enjoy your morning coffee.

Situated in Tycoch, a highly sought-after, family-friendly neighbourhood, ideally positioned close to local amenities, vibrant green spaces, Singleton Park and Swansea University. Excellent transport links to Swansea city centre and the M4 corridor make this an ideal location for students, professionals and commuters alike. With its modern features, secure low-maintenance appeal and excellent location, this maisonette presents a fantastic opportunity to acquire a comfortable home in one of Swansea's most popular residential areas. Call to view now!

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**Hallway**

12'2" x 5'11" (3.72 x 1.82)

Comprising laminate flooring, radiator, understairs alcove and pvcu part glazed front door.

**Kitchen Diner**

11'8" x 8'7" (3.57 x 2.63)

Featuring a range of wall & base units, worktop, stainless steel sink, oven, gas hob and extractor. With hatch to the living room, pvcu windows, laminate floor radiator and space for dining table.

**Living Room**

14'10" x 14'5" (4.54 x 4.41)

Super light-filled expansive living room, installed with full pvcu double glazed windows & patio doors to the garden, along with laminate flooring, radiator and a modern electric fireplace.

**Landing**

Landing space with loft hatch and doors to the bedrooms & bathroom.

**Bedroom One**

14'10" x 11'9" (4.54 x 3.60)

Main bedroom with fitted carpet, radiator, pvcu windows and built-in storage cupboard.

**Bedroom Two**

12'4" x 8'9" (3.77 x 2.67)

Second double bedroom with fitted carpet, radiator, pvcu windows and built-in storage.

**Bathroom**

7'8" x 5'10" (2.34 x 1.79)

Modern bathroom featuring built-in storage, enclosed electric shower, sink and wc.

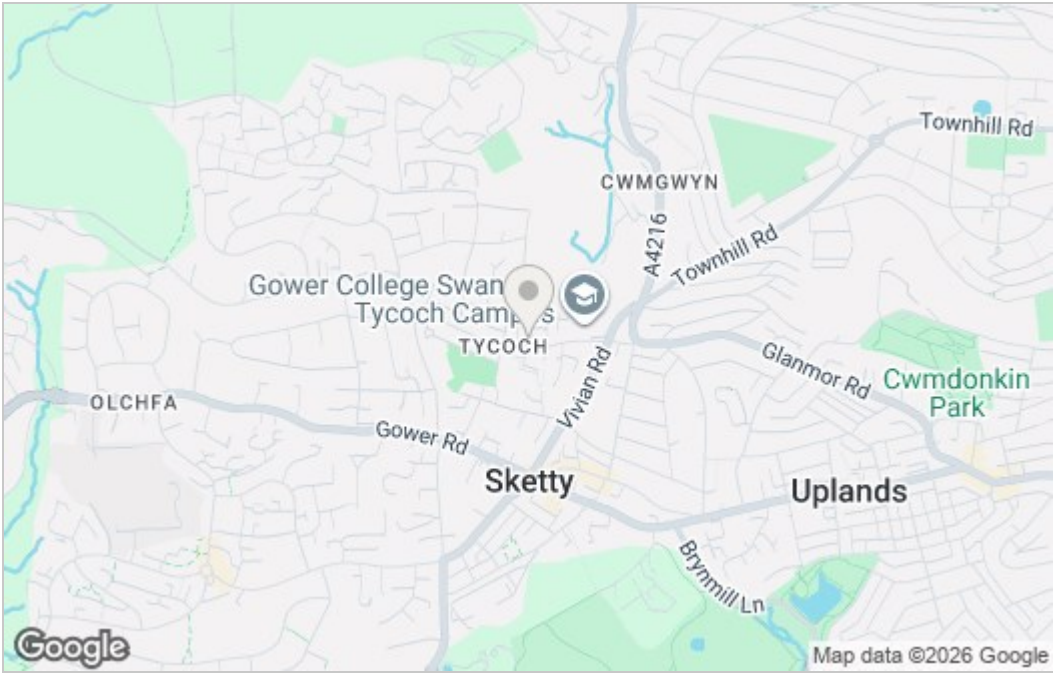
**External & Location**

Set within the immaculate Tycoch Maisonettes development with off road parking and a sit-out balcony. Located in Tycoch, a very popular, family friendly neighbourhood with convenient access to vibrant green spaces, local amenities, excellent schools, Singleton Park & Swansea University. It also benefits from excellent transport links to the city centre and the M4, making it an ideal choice for those seeking convenient, low-maintenance living, whether students, professionals, commuters or downsizers.

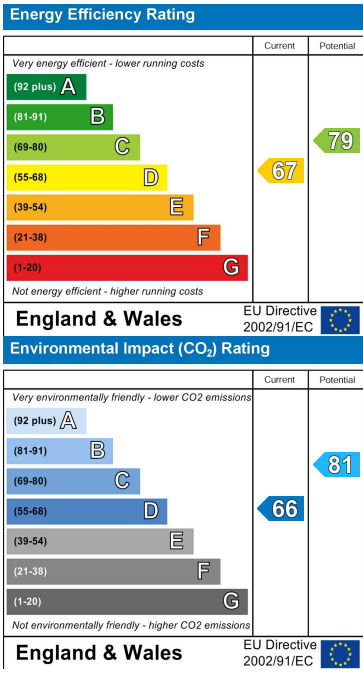
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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