

# SMITHS



## 87 Tycoch Road, Swansea, SA2 9EG Offers Over £210,000

BEAUTIFULLY UPDATED two bedroom mid-terrace home with NO CHAIN. Blending original character with thoughtful design upgrades. The ground floor features TWO RECEPTION ROOMS and a separate kitchen, with integral appliances, an eye-catching mosaic floor and practical use of space. The split-level landing features a drop-down loft hatch and access to the bathroom & both bedrooms. The spacious modern bathroom is well equipped with a double shower and a full-size bath. Industrial light fittings & traditional tones paired with well chosen textiles come together to create a warm, on-trend aesthetic. The home also includes PVCu double glazing, gas central heating and a log burner with a rustic surround.

Set in a HIGH-DEMAND, family-friendly neighbourhood, the property enjoys excellent access to Tycoch's local amenities and highly regarded schools, including Sketty Primary. Singleton Hospital and Swansea University are also within easy reach, making the location ideal for both professionals and families. With fantastic green spaces nearby and the seafront promenade just a short distance away, the area offers a great balance of convenience and lifestyle. Outside, the rear garden is arranged for easy living, offering a neat courtyard, a dedicated patio dining area and a well-kept lawn, along with a detached garage with lane access for added practicality. Freehold upon completion. Call to view now!

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**Entrance**

3'1" x 3'0" (0.96 x 0.93)

With composite front door and mosaic tiling to the floor.

**Hallway**

11'5" x 2'11" (3.50 x 0.91)

Comprising wood effect flooring, part glazed internal door from the porch, radiator and doors to both reception rooms.

**Living Room**

11'9" x 11'5" (3.59 x 3.49)

Front aspect living room with wood effect flooring, radiator, pvcu bay windows, industrial wall lighting, original coving & ceiling rose, fireplace alcove with slate hearth, multi-fuel burner and sleeper surround.

**Dining Room**

12'1" x 11'11" (3.69 x 3.65)

Second reception room with part glazed pvcu door to the rear courtyard, wood effect flooring, radiator, industrial wall lighting, understairs cupboard and further door to the kitchen.

**Kitchen**

9'11" x 9'3" (3.04 x 2.84)

Stunning kitchen in a rich taupe grey colourway, with contrasting laminate worktop, ceramic sink, metro tiled background and integral fridge freezer, dishwasher & wine cooler. Pvcu windows, feature tall radiator, utility cupboard, mosaic tiling and space for a range style cooker.

**Landing**

12'7" x 5'4" (3.86 x 1.65)

Comprising fitted carpet and loft hatch with pulldown door & ladder.

**Bathroom**

9'4" x 9'2" (2.85 x 2.81)

Superb family size bathroom installation with dual pvcu windows, mosaic tiling, heated towel rail, large sink/storage unit & oversize mirrored bathroom cabinet above, double shower, bath & WC.

**Bedroom One**

14'4" x 11'6" (4.39 x 3.51)

Large front aspect double bedroom with dual pvcu windows, radiator, fitted carpet & vintage style wall lighting.

**Bedroom Two**

12'0" x 9'4" (3.68 x 2.85)

Second beautifully styled double bedroom with pvcu windows, radiator and fitted carpet.

**External & Location**

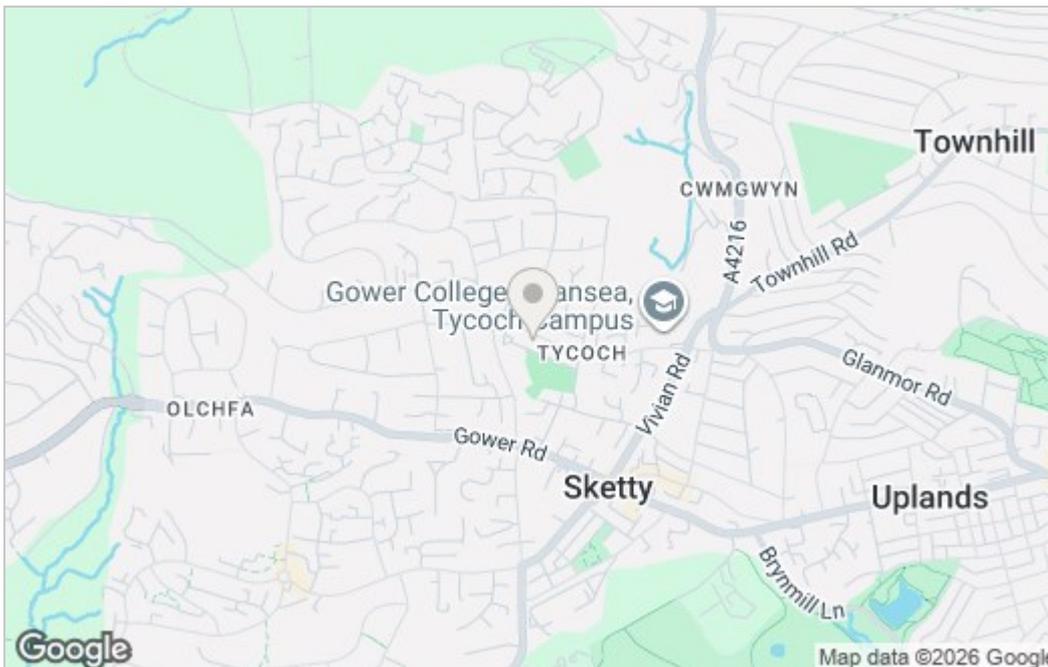
The home offers a smart, low-maintenance front garden, with the rear garden arranged for effortless living. A tidy courtyard opens to a dedicated patio dining area, a well-kept lawn and the detached garage with lane access adds security & storage for vehicles, bikes and other large items.

Set in a high-demand, family-friendly neighbourhood, this property enjoys one of Tycoch's most convenient positions. Everyday essentials are close at hand with a great mix of local shops, cafes and services, while highly regarded schooling - including Sketty Primary - makes the area especially appealing for families. Singleton Hospital and Swansea University are both within easy reach, creating an ideal base for professionals. You're also surrounded by excellent outdoor opportunities, with beautiful green spaces and the seafront promenade just a short journey away for relaxed coastal living.

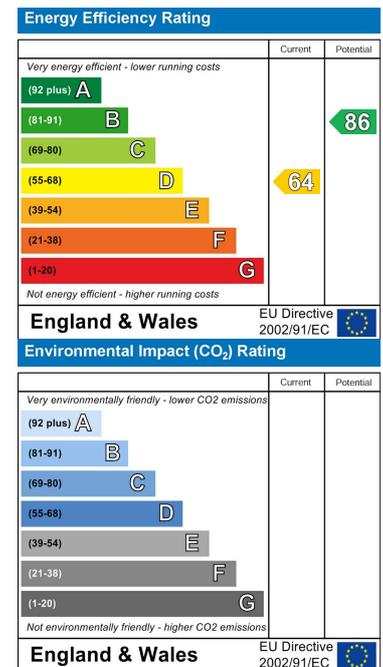
# Floor Plan



# 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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