

26 Tycoch Road

Sketty, Swansea, SA2 9EE

Offers Over £275,000

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Well-presented 3 BEDROOM SEMI-DETACHED HOME in clean, contemporary, MOVE-IN READY CONDITION - with the added benefit of no onward chain. The accommodation combines TWO COMFORTABLE LIVING SPACES with a range of modern features, including usb sockets, bespoke understairs storage, pvcu double glazing and gas central heating. The front-aspect living room features pvcu bay windows, a feature fireplace alcove and custom-built storage, while the spacious second reception room provides an excellent additional living or entertaining space and opens directly into the modern kitchen, creating a sociable and practical arrangement with access to the rear garden. The modern bathroom complements the overall presentation, while bedroom one benefits from built-in wardrobes.

The property enjoys a particularly generous frontage, with a large front garden and private driveway incorporating an EV charging point. Side gated access leads through to a landscaped rear garden, designed for easy outdoor living with contemporary hard landscaping, artificial lawn and raised beds. Located in Tycoch, a popular and established residential area, particularly well regarded by families, with a strong selection of local amenities, schools and recreational facilities close by. Gower College Swansea's Tycoch Campus, local sports facilities and green spaces are all within easy reach, while Singleton Hospital, Swansea University and the seafront promenade are also conveniently accessible. Combined with the wider coastal and recreational environment, the location offers an appealing balance of convenience, community and family-friendly living. Call to view now.

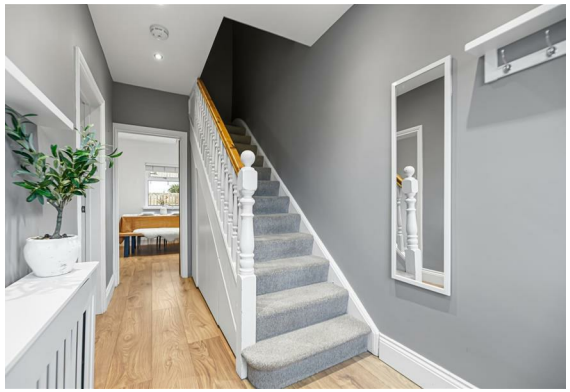
Hallway

13'1" x 5'11" (4.01 x 1.82)

























Living Room
10'9" x 10'2" (3.30 x 3.10)

Dining Room
17'9" x 12'4" (5.43 x 3.76)

Kitchen
10'10" x 9'11" (3.32 x 3.03)

Landing
7'7" x 5'11" (2.33 x 1.82)

Bathroom
6'10" x 5'8" (2.09 x 1.74)

Bedroom One
11'11" x 10'2" (3.64 x 3.11)

Bedroom Two
11'4" x 10'5" (3.46 x 3.20)

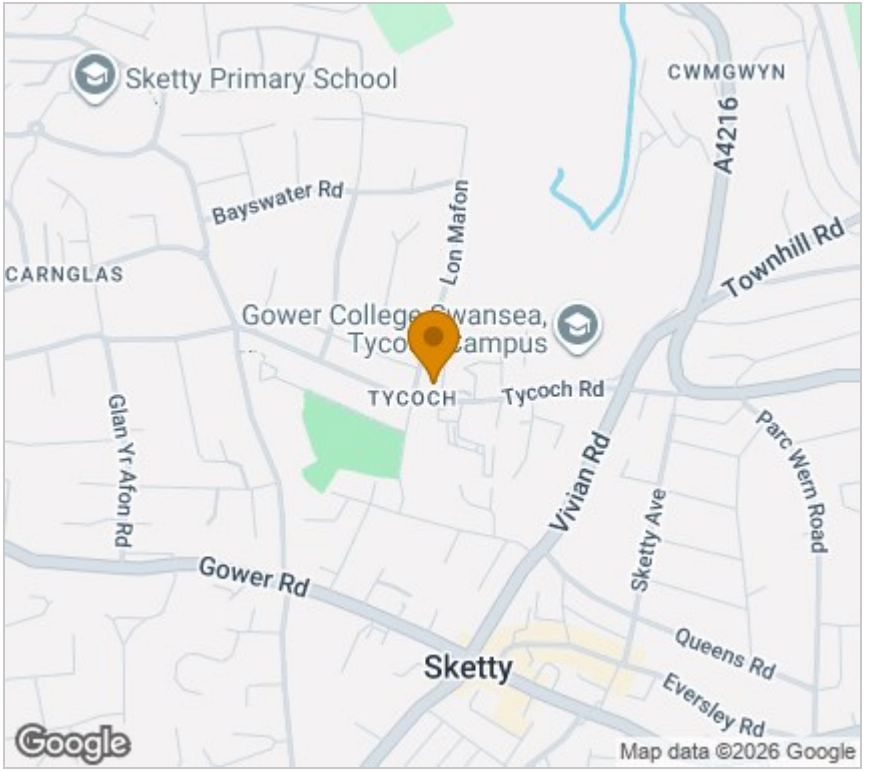
Bedroom Three
8'3" x 6'11" (2.52 x 2.12)

External & Location

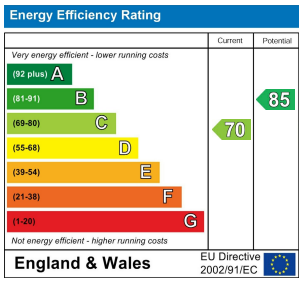
Floor Plan

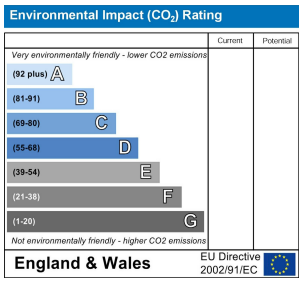


Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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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