Llwynmawr Road

Sketty, Swansea, SA2 9HE

Offers Over £275,000

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SUPERB THREE BEDROOM SEMI-DETACHED HOME in TYCOCH. Situated in a high demand, family friendly area, in an elevated position with SOUTH FACING GARDENS, PARTIAL SEA VIEWS and in close proximity to SKETTY PRIMARY SCHOOL. This traditional home has been upgraded and features a practical, modern layout featuring an open plan living/dining room and an extended rear kitchen/diner with vaulted ceiling and utility area. The kitchen is fitted with a range of wall & base units in gloss grey and is also equipped with a breakfast bar and patio doors to the rear. Three bedrooms and a modern tiled bathroom occupy the first floor.

Comprising a long driveway with parking for several vehicles and an EV CHARGER to the front and a rear tiered garden. The garden features paved patio terraces, established beds & shrubs and a timber outbuilding with power. Patio doors from the dining area open onto the main terrace, creating an easy indoor/outdoor flow, ideal for entertaining. Side gated access adds practicality, while a front lawn enhances kerb appeal. Situated in the popular Tycoch area, the property is well placed for a wide range of local amenities, including shops, cafes and everyday services. The location is family friendly, with Sketty Primary School close by and excellent access to Olchfa Comprehensive School. Connected, yet residential, Tycoch offers convenient links into Sketty, Swansea city centre and surrounding areas. Call to view now!

Hallway
12'8" x 6'7" (3.88 x 2.02)

Open Plan Living/Dining Room
21'2" x 11'9" (6.47 x 3.60)

Kitchen/Dining Room
18'2" x 7'11" (5.54 x 2.43)

Utility Room
7'8" x 6'7" (2.36 x 2.02)

Landing
8'3" x 7'3" (2.52 x 2.22)

Bathroom
7'3" x 6'1" (2.21 x 1.86)

Bedroom One
11'10" x 11'5" (3.63 x 3.48)

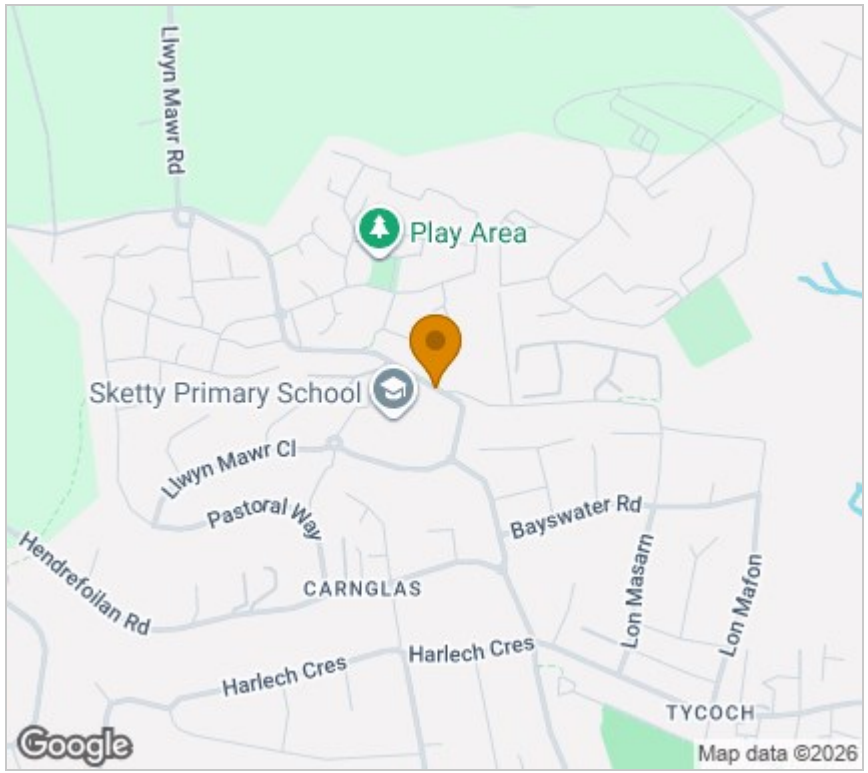
Bedroom Two
11'10" x 9'8" (3.63 x 2.95)

Bedroom Three
7'3" x 6'2" (2.23 x 1.89)

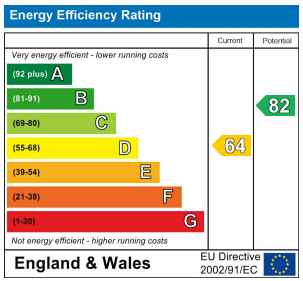
External & Location

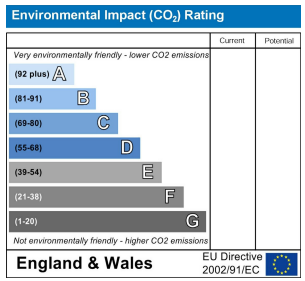
Floor Plan

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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