8 Rural Way

Tycoch, Swansea, SA2 9NA

Asking Price £600,000

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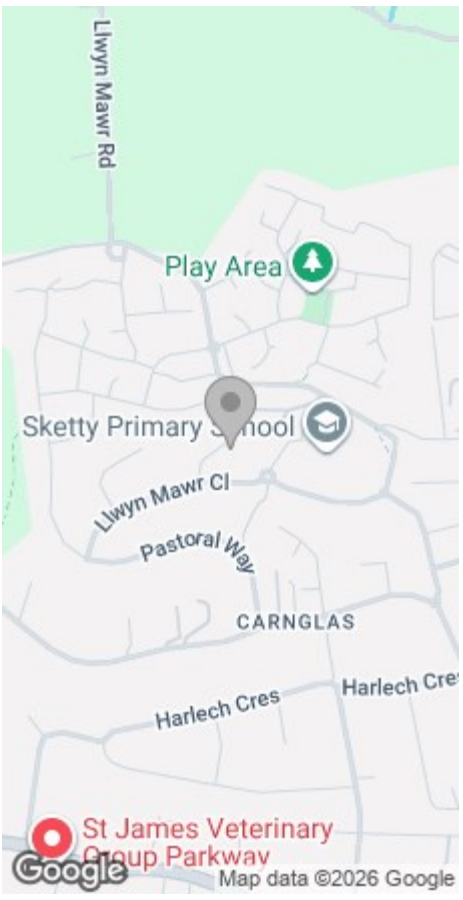


FLOOR PLAN

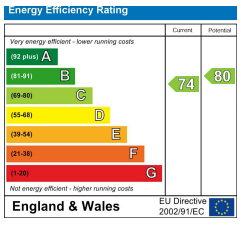


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

An Impressive and Versatile Detached Family Home with Beautiful Outdoor Space and Potential for a Self-Contained Annexe.
Situated within a lovely residential area , this substantial detached family home offers spacious and versatile accommodation arranged over three floors, complemented by attractive outdoor space, a double garage and ample off-road parking. Ideally positioned within walking distance of Sketty Primary School, the property is perfectly suited to growing families and those seeking flexible living arrangements.
One of the property's standout features is the impressive balcony, which wraps around from the side of the property through to the rear, providing a wonderful space to enjoy the outside surroundings. The accommodation is thoughtfully arranged and briefly comprises an entrance hall, cloakroom, kitchen/dining room, utility room, conservatory, lounge, separate living room and study, offering plenty of space for both family life and entertaining.
The first floor continues to impress, providing four well-proportioned bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom.
A particularly attractive feature of this home is the basement level, which offers excellent potential to create a self-contained granny annexe or independent living accommodation. This floor currently provides a bedroom, bathroom and open-plan kitchen/dining area, making it ideal for multi-generational families, dependent relatives or those looking for additional independent living space.
Externally, the property enjoys a driveway and double garage to the front. To the rear is a private garden, predominantly laid to lawn, together with a useful brick-built storage room, providing additional practicality and storage. EV charger for charging electric vehicles.
Offering generous accommodation, flexible living options and fantastic outdoor



FULL DESCRIPTION

GROUND FLOOR

HALLWAY

DOWNSTAIRS W.C.

KITCHEN/DINING ROOM
11'5" x 20'2" (3.48 x 6.16)

UTILITY ROOM
10'3" x 8'0" (3.14 x 2.44)

CONSERVATORY
11'1" x 10'4" (3.38 x 3.17)

LOUNGE
15'7" x 22'10" (4.77 x 6.96)

LIVING ROOM
9'9" x 11'3" (2.98 x 3.44)



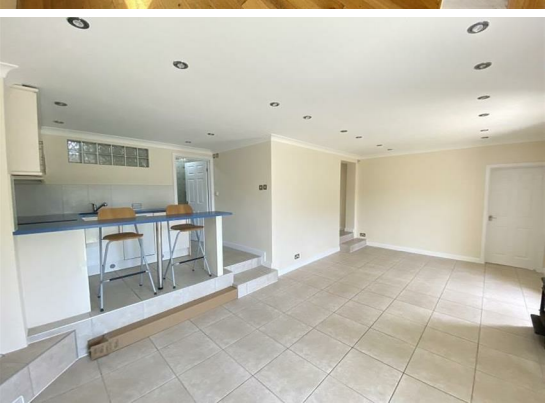






















STUDY
16'2" x 6'2" (4.95 x 1.89)

FIRST FLOOR

BEDROOM 1
12'10" x 14'8" (3.93 x 4.49)

EN SUITE

BEDROOM 2
12'7" x 9'5" (3.84 x 2.88)

BEDROOM 3
11'5" x 14'3" (3.50 x 4.36)

BEDROOM 4
11'5" x 11'2" (3.49 x 3.42)

BATHROOM

BASEMENT
Accessed via a stair case from the hallway.
Bathroom.

OPEN PLAN KITCHEN/DINING ROOM
22'2" x 11'10" (6.77 x 3.61)

BEDROOM
10'7" x 11'10" (3.25 x 3.61)

EXTERNAL

DOUBLE GARAGE
16'3" x 19'11" (4.96 x 6.08)

SERVICES
Mains gas, electric, water & drainage - billed.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

EPC RATING
C

COUNCIL TAX BANDING
G

TENURE
FREEHOLD