



**Tycoch Y Cwm, Coch Y Cwm Road, Bonymaen, Swansea,  
SA1 7BJ**

**Asking Price: £480,000**

- Approximately 9 Acres Of Grazing And Pasture Land
- Three Bedrooms
- Two Receptions Rooms
- Freehold Title
- Detached & Spacious Bungalow
- Semi Rural Peaceful Location
- No Forward Chain





**Entrance**

4.404m x 2.760m (14' 5" x 9' 1")

Entered via double glazed front door with matching glazed side panel to an L shaped hallway with staircase giving access to the first floor, beech effect laminate flooring, textured ceiling and doors to:-

**Lounge**

5.650m x 4.420m (18' 6" x 14' 6")

A good size light and airy room with feature brick place with tiled hearth housing cast iron multi fuel burner, textured ceiling and large double glazed window to front giving open aspect views.

**Games Room**

4.217m x 3.352m (13' 10" x 11' 0")

Currently used as a games room but suitable for many other uses such as sitting room or for the larger family an additional bedroom. Textured ceiling with coving, fitted wardrobes and double glazed window to front aspect with open views.

**Kitchen**

4.812m x 4.230m (15' 9" x 13' 11")

A fully fitted modern kitchen with a selection of matching base and wall units with work surface space and preparation area incorporating one and half bowl sink unit with hot and cold mixer taps over, built in electric cooker and grill, laminate flooring, part tiled walls, double glazed window looking onto rear garden and doors to:-

**Dining Room**

4.694m x 4.442m (15' 5" x 14' 7")

Fitted fire within wooden surround and tiled hearth, textured ceiling with coving and double glazed window looking onto rear garden.

**Utility Room**

4.635m x 2.010m (15' 2" x 6' 7")

With a range of matching base and wall units with colour coordinated roll top work surface space and preparation area, plumbing for automatic washing machine, laminate flooring, and boiler (supplying domestic hot water and oil central heating)

**Bathroom**

4.925m x 3.299m (16' 2" x 10' 10")

A three piece suite comprising walk in triple base glazed shower cubicle housing electric shower, low level W.C, wash hand basin, fully tiled walls, textured ceiling with coving and double glazed frosted window to the rear.

**First Floor Landing**

With double glazed window to the side. textured ceiling and doors to:-

**Bedroom One**

5.640m x 4.290m (18' 6" x 14' 1")

With textured ceiling and double glazed window to side aspect.

**Bedroom Two**

5.070m x 4.774m (16' 8" x 15' 8")

With double glazed window to the side with sea views.

**Cloakroom**

3.074m x 1.3368m (10' 1" x 4' 5")

A two piece suite comprising low level W.C, vanity wash hand basin, eaves storage space, and built in airing cupboard space.

**External**

The property is approached via a private driveway offering parking for numerous vehicles. To the front, side and rear are gardens laid to lawn with open aspect views. The property also has the added advantage of not less than 9 acres of level to slightly sloping grazing and pasture land, suitable for many uses to include cash crops and for the grazing of livestock and horses. All fields and paddocks are ring fenced, with gated access and has road frontage with water connection, 2 storage sheds and a block of 3 stables (in need of further work)

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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