



22 Sybil Street, Clydach, Swansea, West Glamorgan SA6 5EU

Guide Price £170,000 For Sale

Property Features

- Mid Terrace
- Three Bedroom House
- Two Reception Rooms
- Two Private Car Parking Spaces
- Generously Sized Garden
- Ideal Location
- Close access to the M4

Property Summary

A traditional mid-terrace home set in a highly convenient location, offering three well-proportioned bedrooms, full double glazing, and a gas combination boiler. The property benefits from two private parking spaces to the rear and was rewired approximately five years ago.



Full Details

Description

A well-presented, mid-terrace three-bedroom property of traditional construction, this home sits beneath a pitched tiled roof, is fully rendered, and benefits from uPVC double-glazed windows, doors, and updated rainwater goods. To the rear is a large, attractive garden featuring a decked area and a summerhouse, providing excellent additional storage.

Ideally situated just off the M4 corridor and offering superb access to Swansea University, Singleton Hospital, and a range of local shops and eateries, this location remains highly sought after by families.

Location

A fantastic opportunity to acquire a charming property in the popular and well-connected village of Clydach. Sybil Street is ideally positioned for convenient access to a wide range of local amenities, including shops, cafés, GP surgeries, takeaways and pubs, all within easy walking distance.

Residents benefit from being close to beautiful green spaces, with the Swansea Canal offering a picturesque walking and cycling route that links directly towards Swansea. This tranquil path is a favourite among locals for its scenery and peaceful atmosphere.

With its appealing mix of traditional architecture, strong community feel and excellent accessibility, the area is consistently desirable for families and commuters alike. Regular bus services provide straightforward connections to Swansea City Centre and surrounding areas, while road links, including nearby access to the M4, make travel across South Wales convenient.

The property is accessed directly from Sybil Street, offering a highly convenient base within this sought-after village.



GROUND FLOOR

Entrance Hall

Entered via Double Glazed Entrance Door.
Stairs to the First Floor Accommodation.

Lounge

3.34m X 2.93m (10'11" x 9'7")
Double Glazed Window to Front.
Double Panel Radiator.
Carpet Flooring.

Sitting Room / Dining Room

3.63m x 3.31m (11'11" x 10'10")
Alcove Storage.
Carpet Flooring.

Kitchen

4.54m x 2.38m (14'11" x 7'10")
Base and Wall Units.
Induction Hob.
Extractor Fan.
InSinkErator Boiled Hot Water Tap.
BOSCH Integrated Dishwasher.
Modern Flooring.
Lots of Storage.
Double Glazed Window to Rear.
Skylight.
Flat Roof, Rubber Re-Done in 2020.



Shower Room

Modern Interior.
Spacious Shower.
Hand Basin and Vanity.
Window to Rear
Flat Roof, Rubber Re-Done in 2020.



Separate WC

Window to Rear.
Modern Interior.
Flat Roof, Rubber Re-Done in 2020.



Rear Hall

Double Glazed Door to the Rear.
 Access to Storage Cupboard with Gas Combination Boiler.
 Access to Rear of the Property.
 Plumbing for additional washing machine/dryer.

FIRST FLOOR

Landing

Airing cupboard has been altered into an additional wardrobe for extra storage.
 Boarded loft space with lights.

Bedroom 1

2.56m x 3.67m (8' 5" x 12' 0")
 Front of the property.
 Window to Front.
 Spacious Room.

Bedroom 2

2.57m x 2.89m (8' 5" x 9' 6")
 Rear of the property.
 Window to Rear.
 Spacious Room.

Bedroom 3

2.00m x 2.74m (6' 4" x 9' 0")
 Front of the Property.
 Window to Front.

Externally

Front

Accessed via Sybil Street.

Rear

Seating Decking Space.
 Patio Area.
 Garden Summerhouse with Power and Lighting.
 Artificial Grass.



Tenure

The Property is Held FREEHOLD under Registered Title Number. CYM79354.

Services

Mains Water.
Mains Electricity.
Mains Drainage.
Gas heating.
Full Fibre Broadband.

None of the Services have been Inspected or Tested.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for mains, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Council Tax Band

Band A - City & County of Swansea
Approximately. £1,456.70

Energy Performance Rating


Grade D - 60

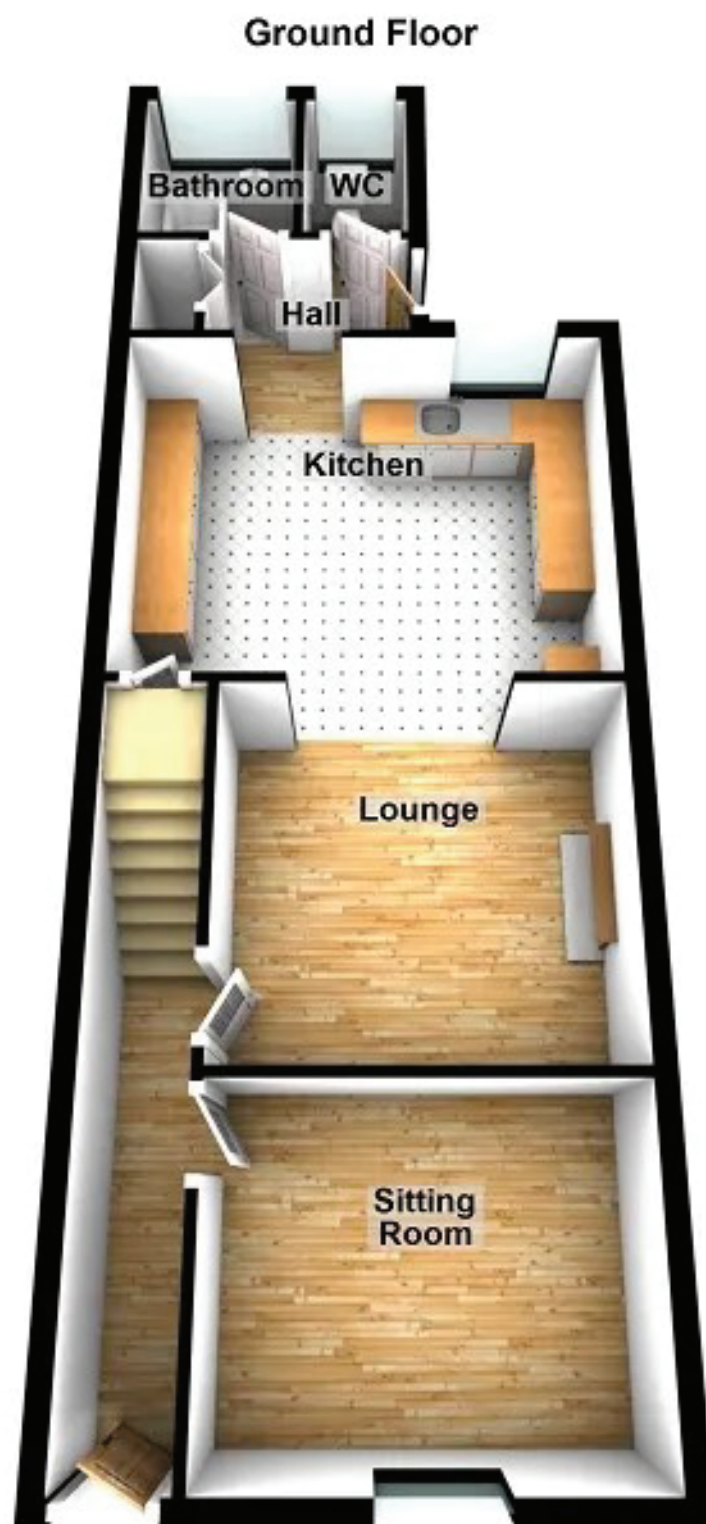
Viewings

Strictly by Appointment Only, with the Sole Selling Agents.

Please call our Swansea Office on 01792 650705 or email property@reesrichards.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



First Floor

