

FOR SALE

£190,000 Freehold



# Sycamore Avenue, Swansea Vale, Swansea, West Glamorgan SA7 0NH

- Off Road Parking
- Gas Central Heating
- Enclosed rear garden with patio and lawn
- Excellent transport links to Swansea City Centre and M4
- Bathroom with Shower & Downstairs WC
- Modern Three Bedroom Terrace Home



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### PROPERTY DESCRIPTION

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Bay is delighted to offer for sale, this beautifully presented modern, three-bedroom family home, located in the sought-after residential area of Swansea Vale. The accommodation briefly comprises an entrance hallway, leading to a downstairs WC, front living room and a kitchen/dining room to the rear of the property with double doors to a private enclosed rear garden. Upstairs there are two double bedrooms and a single bedroom, which could be used as a study or nursery. and a family bathroom with shower.. To the front of the property is a driveway providing off-road parking. The rear garden is fully enclosed, laid to lawn with a paved patio area, an ideal space for summer dining and relaxation. Swansea Vale is a highly popular and well-established development, offering excellent local amenities including shops, schools and leisure facilities. The area benefits from easy access to the M4 motorway, Swansea Enterprise Park, and Swansea City Centre, as well as local scenic walks along the River Tawe and nearby nature reserves. Perfect for first-time buyers, growing families, or those looking to move into a convenient yet peaceful setting. Gas central heating. Please refer to Ofcom checker for mobile signal and coverage. Freehold. EPC C. Council Tax: Band 360-degree virtual tour available. Viewing is highly recommended!



## ROOM DESCRIPTIONS

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### Hallway

Entrance door with privacy glazing. Ceiling light fitting. Hardwood effect laminate flooring. Radiator. Carpeted staircase to first floor. Doors leading to:-

### WC

Tile effect laminate flooring. ceiling light fitting. White uPVC surround double glazed window with privacy glass. Low level WC with button flush. Corner wash hand basin with splash-back tiling behind. Radiator. Wall mounted electricity consumer unit.

### Living Room

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front. Radiator. Door leading to kitchen/diner.

### Kitchen/Diner

Modern fitted kitchen with a range of wall and base units, incorporating a laminate worksurface with inset sink and a half bowl stainless steel sink, integrated oven, hob and extractor. Plumbed for washing machine. Space for fridge/freezer. Space for dining table. White uPVC surround double glazed window to rear and French doors opening on to the rear garden, creating a lovely flow for family living and entertaining. Partial splash-back wall tiling. Door to understore cupboard for additional storage/pantry use. Radiator.

### First Floor Landing

Fitted carpet. Ceiling light fitting. Hatch to attic. Door to airing cupboard, housing Ideal combi-boiler. Ceiling light fitting. Doors leading to:-

### Bedroom 1

Fitted carpet. White uPVC surround double glazed window, overlooking rear garden. Ceiling light fitting. Radiator.

### Bedroom 2

Fitted carpet. White uPVC surround double glazed window to front. Ceiling light fitting. Radiator.

### Bedroom 3

Fitted carpet. White uPVC surround double glazed window, overlooking rear garden. Ceiling light fitting. Radiator. Door to storage cupboard.

### Bathroom

Hardwood effect laminate flooring. White uPVC surround double glazed window with privacy glass. Ceiling light fitting. Radiator. white bathroom suite comprising panelled bath with shower over, low level WC with button flush, and pedestal wash hand basin. Partial splash-back wall tiling.

### External

To the front of the property is a driveway providing off-road parking with surrounding shrubbery. Steps to front entrance. The rear garden is fully enclosed, mainly laid to lawn with a paved patio area.

### Tenure & Utilities

Tenure: Freehold

Council Tax: Band C

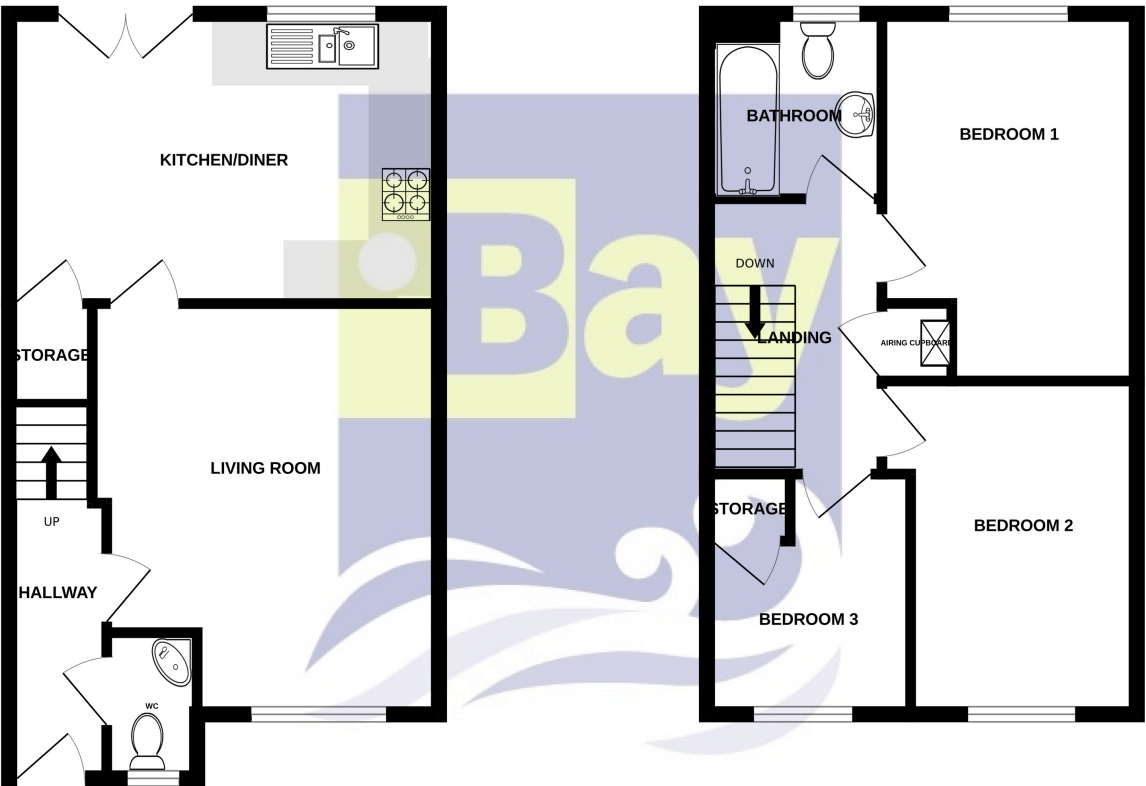


FLOORPLAN & EPC

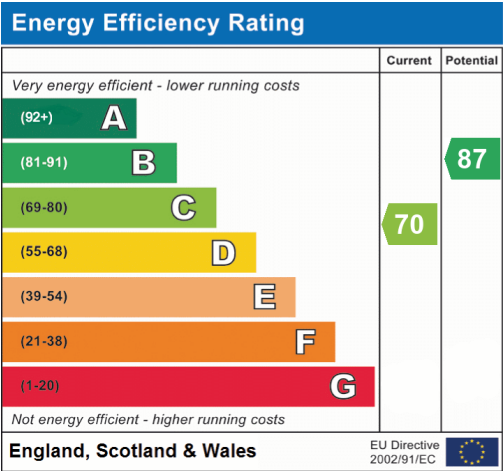


GROUND FLOOR

1ST FLOOR



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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