



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

Asking Price: £450,000

- 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

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

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.

Bedroom / Office / Games room

Ground floor bedroom suitable for multiple uses such as games room or office. Textured ceiling with coving, fitted wardrobes and double glazed window to front aspect with open views.

Kitchen

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

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

Utility Room

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 LPG central heating)

Bathroom

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

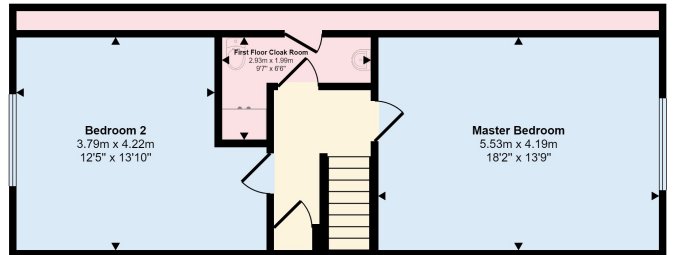
With textured ceiling and doors to:-



Approx Gross Internal Area
182 sq m / 1955 sq ft



Ground Floor
Approx 122 sq m / 1311 sq ft



First Floor
Approx 60 sq m / 644 sq ft

