



38 Sycamore Avenue, Tregof Village, Swansea, SA7 0NH

£180,000

Located in the sought-after development of Tregof Village on Sycamore Avenue, Swansea Vale, this terraced house is the perfect first home and offers a comfortable and cosy living space. Conveniently situated for commuters with easy access to the M4, as well as being in close proximity to the DVLA and the hospital, this home is ideal for those looking for accessibility and convenience. The ground floor features a hall, convenient WC, lounge and a spacious kitchen/dining room, providing ample space for entertaining guests or relaxing with family. Upstairs, you'll find three well-appointed bedrooms and a bathroom, offering privacy and comfort for the whole family. Outside, the property benefits from a driveway to the front, providing parking for one vehicle, and an enclosed rear garden, perfect for enjoying outdoor activities or simply unwinding in a private space. Don't miss out on the opportunity to make this lovely property your new home in this thriving community.

The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, staircase to first floor, radiator.

WC



Two piece suite comprising, wash hand basin and WC. Tiled splashback, radiator, frosted double glazed window to front.

Lounge 15'0" x 12'2" (4.58m x 3.72m)



Double glazed window to front, radiator.

Kitchen/Dining Room 10'6" x 16'0" (3.20m x 4.87m)



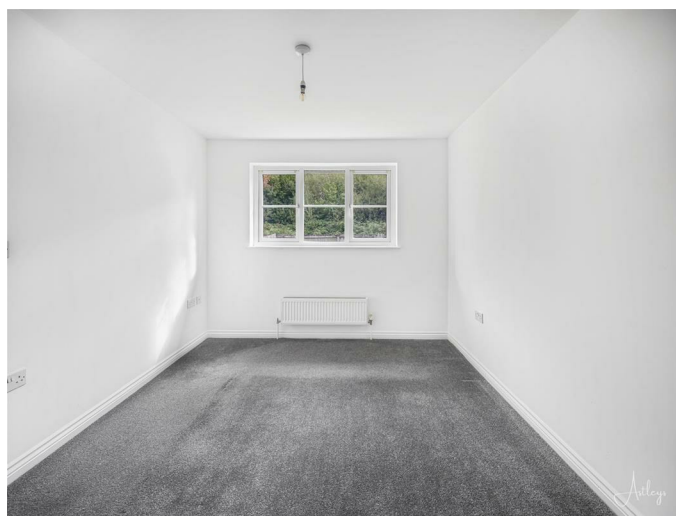
Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, space for fridge/freezer, dishwasher and washing machine, built-in electric oven and four ring gas hob with pull out extractor hood over, radiator, understairs storage cupboard, double glazed window to rear, double glazed door to rear leading to the garden.

First Floor

Landing

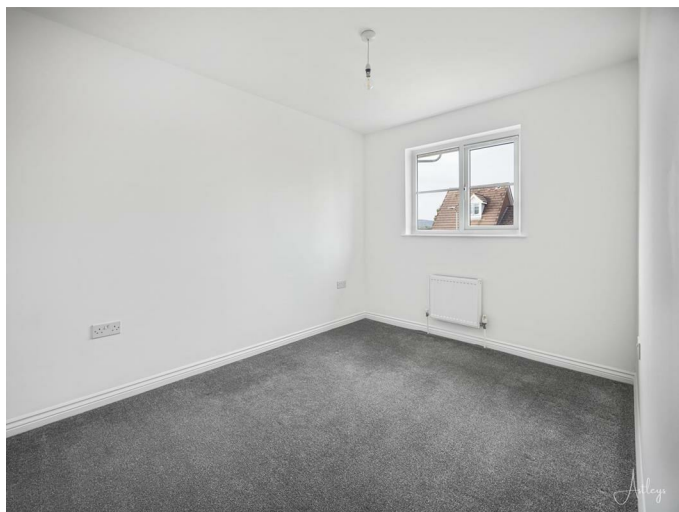
Access to loft, cupboard with wall mounted boiler.

Bedroom 1 6'7" x 8'10" (2.00m x 2.69m)



Double glazed window to rear, radiator.

Bedroom 2 12'1" x 8'2" (3.68m x 2.49m)



Double glazed window to front, radiator.

Bedroom 3 8'6" x 7'6" (2.60m x 2.28m)



Double glazed window to front, cupboard with hanging space, radiator.

Bathroom

Three suite comprising bath with shower attachment over, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to rear.

External



To the front of the property is a parking space.

The rear garden is enclosed is tiered and mainly laid to lawn.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic- 10 Mbps Superfast 60 Mbps

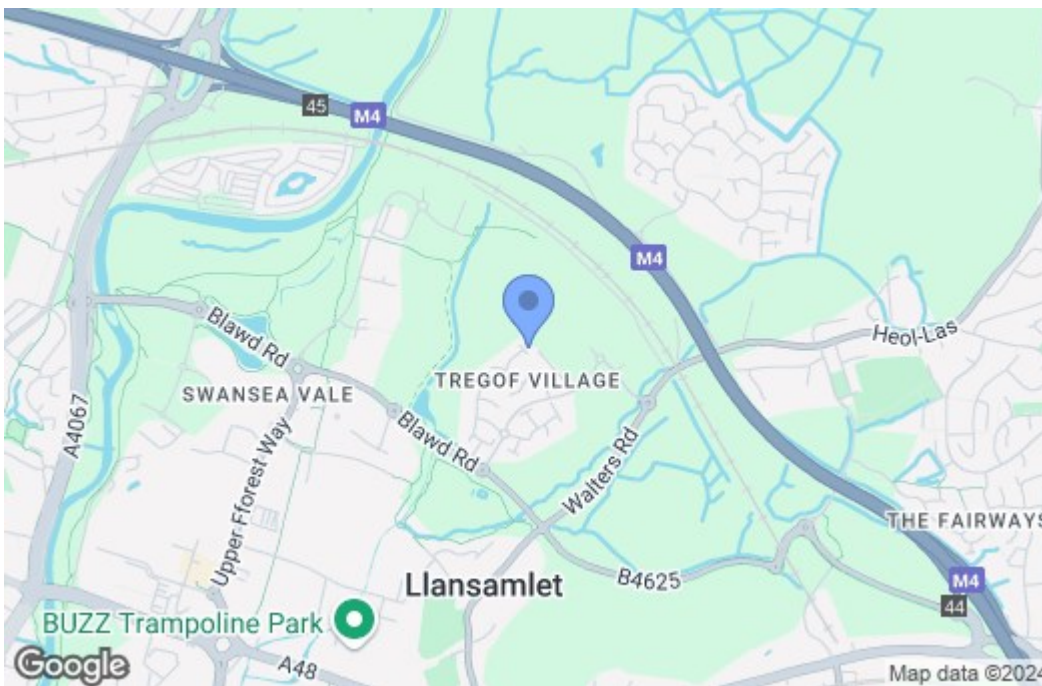
Ultrafast 9000 Mbps

Satellite / Fibre TV Availability - BT Sky

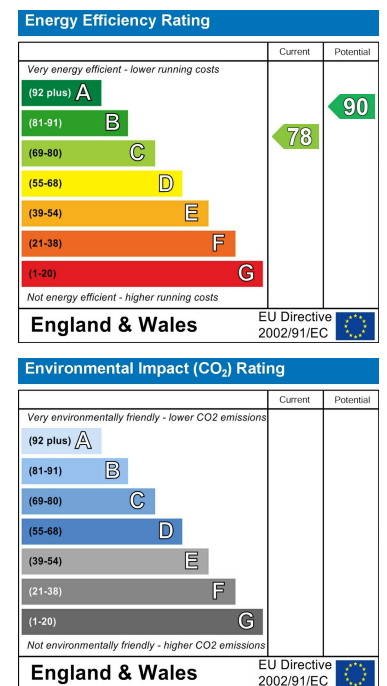
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation 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.