



6 Sycamore Avenue, Tregof Village, Swansea Vale, Swansea, SA7 0NH

Offers Over £300,000

In the sought-after Tregof Village development, Sycamore Avenue presents a delightful opportunity to acquire a spacious detached family home in Swansea Vale. This well-designed property spans 1,141 square feet. Upon entering, you are greeted by an entrance hall that leads to a convenient ground floor WC. The generous lounge featuring double doors lead seamlessly to the dining room, and the kitchen/breakfast room. The first floor comprises four well-proportioned bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, providing convenience for all. Externally, the property is complemented by a driveway along with access to a garage. The enclosed rear garden offers outdoor space perfect for children to play or for hosting summer barbecues. The location of this home is particularly advantageous, with a variety of local amenities within easy reach, including shops, supermarkets, schools, and leisure facilities. Additionally, the property benefits from excellent transport links, with the M4 motorway just a short drive away, making it an ideal choice for commuters.

In summary, this detached family home on Sycamore Avenue is a wonderful blend of space, comfort, and convenience, making it a perfect choice for those seeking a vibrant community in Swansea Vale.

The Accommodation Comprises

Ground Floor

Hall



Radiator, staircase to first floor.

WC



Two piece suite comprising, wash hand basin and WC. Tiled splashback, radiator.

Lounge 16'10" x 12'1" (5.13m x 3.69m)



Double glazed window to front, two radiators, double doors leading to the dining room.

Dining Room 9'11" x 10'5" (3.03m x 3.17m)



Double glazed window to rear, radiator.

Kitchen/Breakfast Room 10'1" x 15'1" (3.08m x 4.59m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, built-in fridge/freezer,

dishwasher and washing machine, built-in electric and four ring gas hob with extractor hood over, radiator, double glazed window to rear, door to rear.

First Floor

Landing

Radiator, access to loft, cupboard housing the boiler.

Master Bedroom 16'8" x 14'10" (5.09m x 4.52m)



Double glazed window to front, storage cupboard, radiator, door to the en-suite.

En-suite



Three piece suite comprising wash hand basin, tiled shower cubicle and WC. Tiled splashbacks, radiator, frosted double glazed window to rear.

Bedroom 2 10'0" x 11'5" (3.06m x 3.48m)



Double glazed window to rear, radiator.

Bedroom 3 9'5" x 10'6" (2.87m x 3.21m)



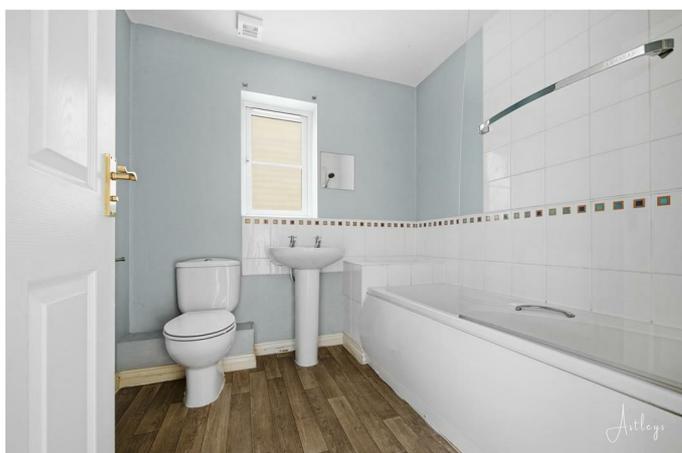
Double glazed window to front, radiator.

Bedroom 4 8'2" x 7'2" (2.50m x 2.19m)



Double glazed window to rear, radiator.

Bathroom



Three suite comprising bath with shower over, wash hand basin and WC. Tiled splashbacks, radiator.

External



Externally, to the front of the property there is a driveway leading to the garage, along with a lawned garden and steps rising to the front door. Side access

leads through to the rear garden.

The rear garden is fully enclosed and designed for low maintenance, featuring artificial grass and a paved seating area, making it an ideal space for outdoor relaxation and entertaining.

Garage

Up and over door.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

Parking - Driveway & Garage

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 11 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

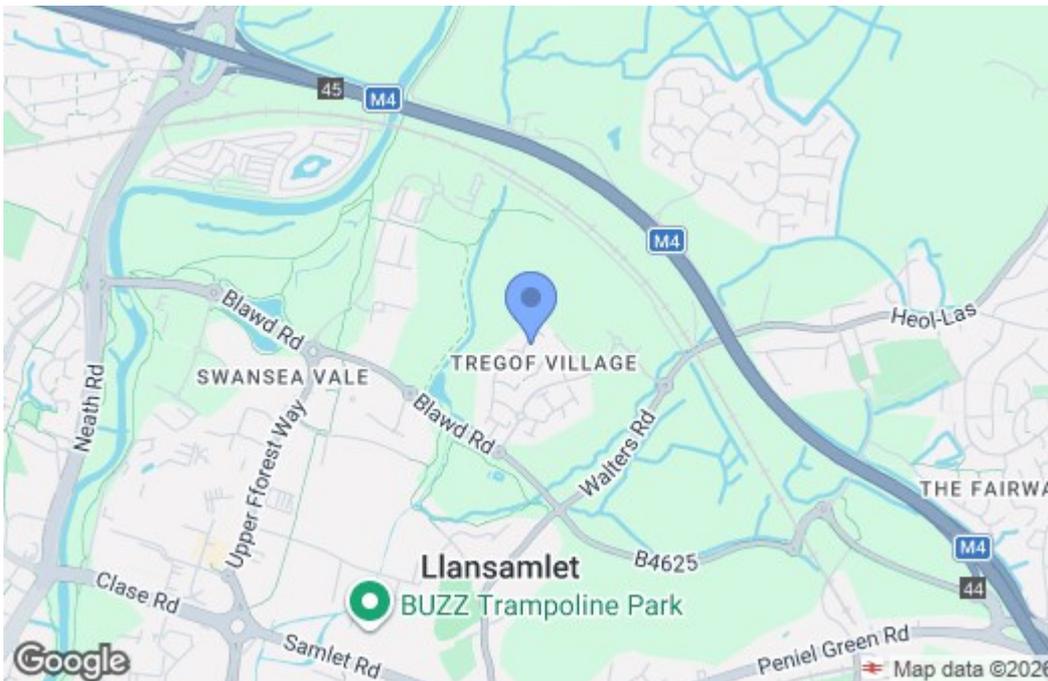
Satellite / Fibre TV Availability - BT Sky

Floor Plan

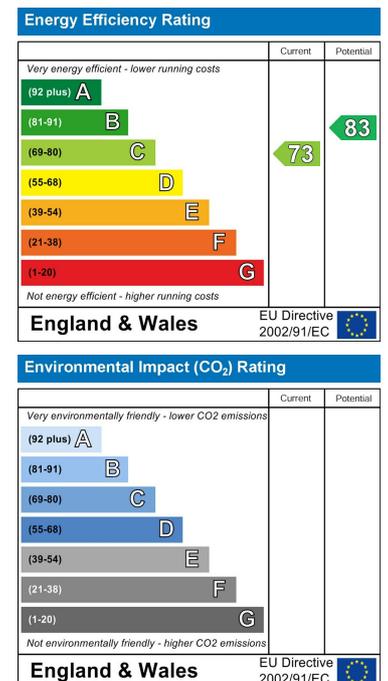


Total area: approx. 128.6 sq. metres (1384.0 sq. feet)

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.