

or warranty in respect of the property.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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

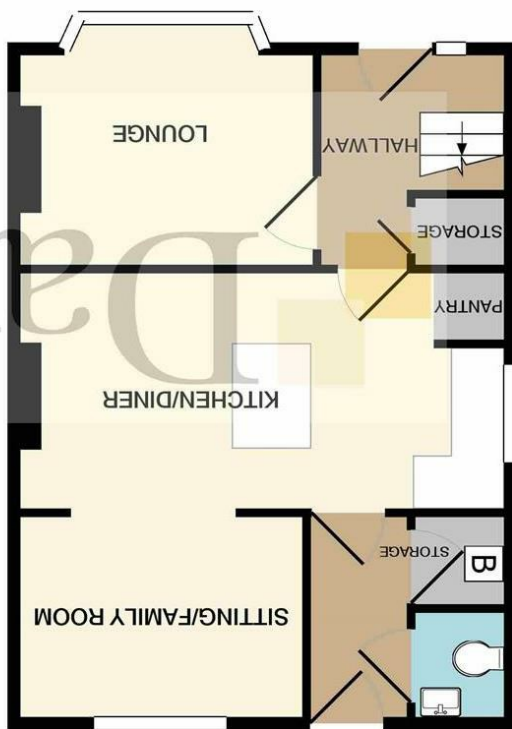
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GROUND FLOOR

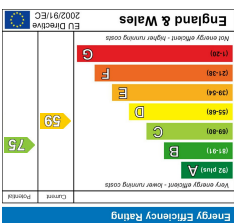


FLOOR PLAN

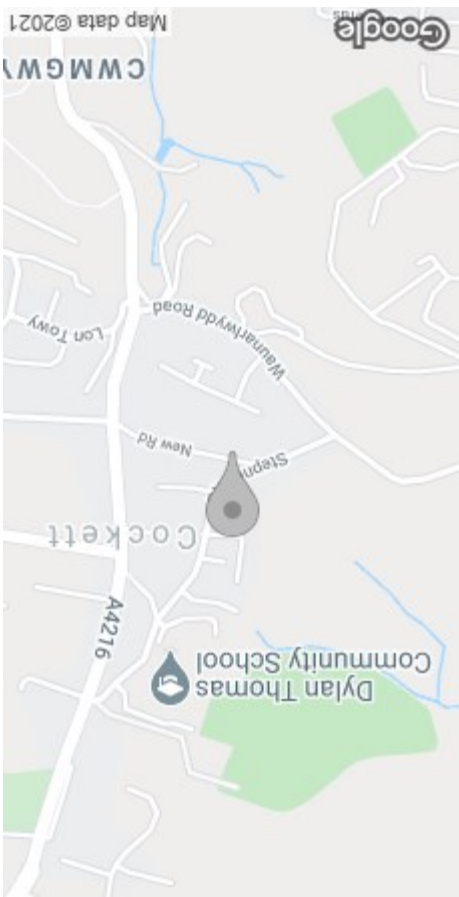
1ST FLOOR



EPC



AREA MAP



41 New Road

Cockett, Swansea, SA2 0GA

Asking Price £220,000



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GENERAL INFORMATION

A fantastic opportunity to purchase this beautifully presented, light and spacious traditional detached property situated within the popular and convenient area of Cockett. This well proportioned family home offers stylish interiors, Upvc d/g, gas c/h, attractive far reaching views over Swansea, ample storage space and driveway parking for two vehicles. Comprising to the g/f bright and welcoming entrance hallway with a bespoke under stairs storage system, stunning lounge, modern open plan kitchen/diner/sitting room, pantry, storage room and cloakroom. The first floor enjoys a pleasant landing area, three bedrooms, an impressive bathroom and access into a handy loft room. Offering a surprisingly spacious tiered garden to rear with decked and lawn areas. Ideally situated with easy access to Fforestfach retail park, the M4, Swansea City centre, Sketty and Gower College. An ideal family home or first time buy. Internal viewing advised to appreciated this well presented home. EPC - D.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE
Enter via obscured glass panel door into:

HALLWAY
Light and airy welcoming entrance hallway, obscured glass window to front, staircase to first floor, built in bespoke under stairs storage system offering ample storage space with cupboard and pull out draws, contemporary wall mounted vertical radiator, modern chic wood effect flooring, doors off to:

LOUNGE
12'5" (into bay) x 10'8" (3.799m (into bay) x 3.266m)
Pleasant lounge with a Upvc double glazed bay window to front enjoying some far reaching views over Swansea, inset ceiling spotlights, alcoves, feature log store with brick surround and backdrop with open chimney ready for a log burner to be installed, radiator, modern chic wood effect flooring.

L SHAPE OPEN PLAN KITCHEN/DINING/SITTING ROOM
KITCHEN/DINING ROOM
16'10" x 10'8" (5.148m x 3.266m)
Stylish kitchen/diner fitted with a range of high gloss wall and base units incorporating marble effect work surface over, central island with seating area and power points with built in 'Beko' gas oven and grill and a set in 'Smeg' five ring gas hob with extractor hood over, integrated Smeg dishwasher. 1 1/2 bowl sink and drainer with mixer tap, inset ceiling spotlights, Upvc double glazed window to side, handy pantry offering great additional storage space, door into rear hallway, radiator with wood surround, under unit spotlighting, modern chic wood effect flooring, opening into:



SITTING/FAMILY ROOM
10'2" x 66'7" (3.099m x 20.311m)
Upvc double glazed window to rear, two velux windows, modern chic wooden effect flooring.

REAR HALLWAY
Upvc double glazed obscured glass panel door to rear leading out to garden, door into handy storage room with wall mounted 'Worcester' gas combination boiler, radiator, modern chic wood effect flooring, door into:

CLOAKROOM
3'8" x 2'7" (1.119m x 0.796m)
Modern two piece suite comprising low level wc with wall mounted hygienic toilet shower, wall mounted hand shower, wall mounted wash hand basin with mixer tap, extractor fan, contemporary tiled feature wall, radiator, modern chic wood effect flooring.

FIRST FLOOR
LANDING
Bright split level landing area, loft hatch with pull down ladder leading to loft room, large Upvc double glazed obscured glass window to side, doors off to:

BEDROOM ONE
12'6" x 11'10" (3.812m x 3.621m)
Upvc double glazed bay window to front enjoying a pleasant far reaching outlook across Swansea, inset ceiling spotlights, radiator.

BEDROOM TWO
11'8" x 10'7" (3.580m x 3.237m)
Upvc double glazed window to rear overlooking garden, radiator.

BEDROOM THREE
6'7" 5'11" (2.008m 1.818m)
Upvc double glazed window to front enjoying a far reaching outlook across Swansea, radiator.

BATHROOM
7'4" x 7'1" (2.248m x 2.177m)
Beautiful white modern three piece suite comprising low level WC with wall mounted hygienic toilet shower, set in bath with contemporary waterfall mixer tap and mixer shower over with additional hand held attachment, vanity unit wash hand basin with waterfall mixer tap, inset ceiling spotlights, extractor fan, Upvc double glazed obscured glass window to side, contemporary high gloss wall and floor tiles with stainless steel mosaic effect feature tiles.

EXTERNAL
ATTIC ROOM
Handy boarded loft space offering ample storage room and the potential to extend, lighting and power points.

FRONT
Driveway parking for two vehicles. Shared gated access leading to entrance and side access with external tap and access to rear garden.

REAR
Surprisingly spacious tiered rear garden offering great potential, currently offering a laid to lawn area leading to a decked seating area with additional space to rear.

N.B
.New boiler installed approx 2 years ago.
.Fantastic made to measure under stairs storage system.
.Working chimney offering the potential to install a log burner.
.New stair and first floor carpets.
.Contemporary light fittings are not included in the sale, however may be up for negotiation.
.Freestanding American style fridge/freezer is not included in the sale but may be available to purchase as bought to measure.

TENURE
FREEHOLD

