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SALES & LETTINGS



**213 Cockett Road, Swansea, SA2 0FH**  
**Offers Over £250,000**

FOUR BEDROOM DETACHED HOME in COCKETT with LOVELY NEAT WRAP AROUND GARDENS, DRIVEWAY & DOUBLE GARAGE.

The property features 3 RECEPTION ROOMS, KITCHEN DINER and LARGE WC on the ground floor. The WC has GENEROUS DIMENSIONS (it was previously a shower room) and could make an excellent second family bathroom once again.

On the first floor, the spacious landing leads to the LARGE FAMILY BATHROOM and FOUR BEDROOMS, three of which have built in cupboards. Also comprising new flooring in the hallway & landing, PVCu double glazing and gas central heating. In excellent condition.

Call to register interest now!

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### Hallway

13'5" x 6'6" (4.09 x 1.99)



Featuring new wood effect flooring in contemporary grey, radiator, stained glass double glazed window and doors to the living areas.

### Reception Room One

12'4" x 9'10" (3.77 x 3.)



Elegant living room with gorgeous bespoke coving & picture rail, also with fitted carpet, radiator, tv point and double glazed bay windows to the front aspect.

### Reception Room Two

13'4" x 11'11" (4.08 x 3.64)



Second relaxing living room with custom ornate coving, fitted carpet, gas fireplace & surround, radiator, tv point and wood effect PVCu bay windows to the rear aspect.

### Kitchen/Dining Room

13'8" x 8'7" (4.17 x 2.62)



Fully tiled, comprising a range of wall & base units, with worktops, stainless steel sink, cabinet mounted oven & gas hob. Also with space for appliances, radiator, PVCu windows and further doors to the WC and third reception room.

### Reception Room Three

9'11" x 9'5" (3.04 x 2.89)



Third reception room which could provide options for extending the kitchen into a very large kitchen/living space or simply use as a playroom, music room, home office or teen space, the choice is yours.

### WC

6'1" x 4'4" (1.87 x 1.33)



Ground floor WC, located off the kitchen, partially tiled with radiator, PVCu windows, built in cupboards, sink & WC. (Potential to create a second bathroom with the removal of the built in cupboards and installation of a shower).

### Landing

14'9" x 6'5" (4.51 x 1.97)



The landing features a plush new carpet leading up from the staircase, wood bannister, PVCu window & loft hatch.

## Bathroom

15'2" x 5'4" (4.64 x 1.64)



Well equipped sizeable family bathroom with large corner bath, shower cubicle, sink, WC, built in cupboards, radiator and PVCu windows.

## Bedroom One

12'10" x 10'5" (3.93 x 3.20)



Spacious double bedroom with fitted carpet, radiator, PVCu bay windows to the front aspect and built in wardrobes.

## Bedroom Two

13'11" x 10'5" (4.26 x 3.18)



Second large double bedroom comprising sliding mirrored wardrobes, fitted carpet, radiator and PVCu bay windows to the rear aspect.

## Bedroom Three

9'3" x 8'3" (2.83 x 2.53)



Single bedroom with fitted carpet, PVCu windows, radiator and walk-in closet.

## Bedroom Four

8'10" x 8'2" (2.70 x 2.51)



Fourth bedroom comprising fitted carpet, radiator and PVCu windows to the front aspect.

## External



The property is located on a generous corner plot with immaculate gardens that wrap around the property. The double garage and driveway has space for 4 vehicles. The rear enclosed garden features a courtyard area, an array of established trees & shrubs and a neat level lawn.

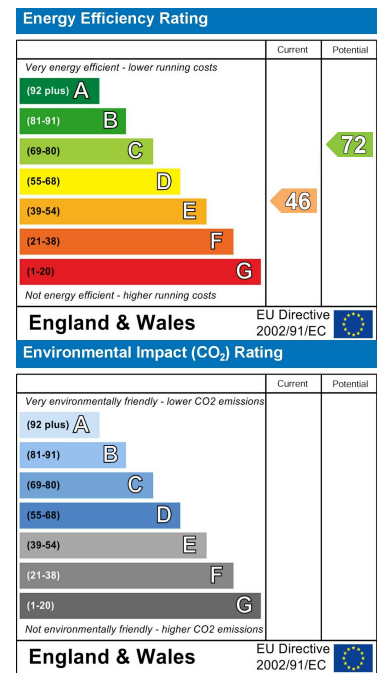
# Floor Plan



## Area Map



## Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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