

EPC

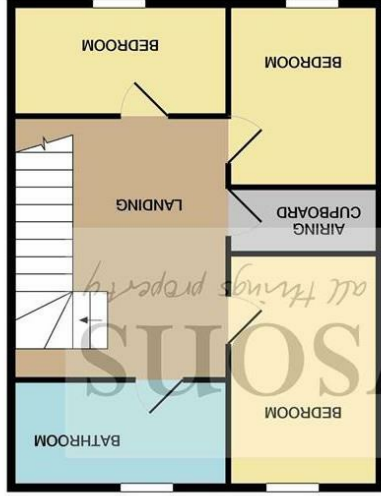


AREA MAP

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 or representations 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.

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 omission or misstatement. 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. Made with Lettopix ©2021

1ST FLOOR



GROUND FLOOR



FLOOR PLAN



43 Meadow Rise
 Cockett, Swansea, SA1 6RG
 Asking Price £176,000



GENERAL INFORMATION

Delightful and neatly presented modern style end terraced property situated in a quiet family friendly location of Cockett. This well proportioned home comprises lounge, fitted kitchen, dining room and conservatory to the ground floor with three bedrooms and family bathroom to first floor. Benefits include uPVC double glazing, gas central heating, built in storage facilities, parking spaces and a pleasant enclosed rear garden offering patio seating area and side access. Easy access to local amenities, Fforestfach Retail Park, the M4 and Swansea City Centre. This lovely property would make an ideal first time buy or Investment purchase. Viewing advised to appreciate the spacious living space and peaceful location. EPC - D.

FULL DESCRIPTION

ENTRANCE

Enter via glass panelled wooden door into:-

HALLWAY

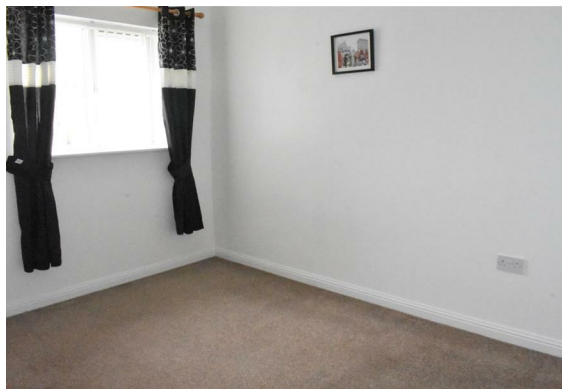
Radiator, laminate flooring, stairs to first floor.

CLOAKROOM

Two piece suite comprising low level w.c, pedestal wash hand basin, splash back tiles, radiator, laminate flooring, uPVC double glazed window to front.

LOUNGE

15'3" x 12'6" (4.66m x 3.82m)
uPVC double glazed window to front, coved ceiling, two radiators, laminate flooring, opening into:-



DINING ROOM

10'8" x 8'0" (3.26m x 2.46m)
Coved ceiling, storage cupboard, radiator, laminate flooring.

KITCHEN

10'7" x 7'4" (3.23m x 2.24m)
Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring gas hob extractor fan over, integrated boiler, plumbed for washing machine, splash back tiles, uPVC double glazed window to rear.

CONSERVATORY

10'0" x 9'6" (3.05m x 2.92m)
uPVC double glazed windows to sides and front, uPVC double glazed glass panelled doors to side, radiator, laminate flooring.

FIRST FLOOR

LANDING

Loft access, airing cupboard, uPVC double glazed window to side.

BEDROOM 1

11'5" x 8'11" (3.49m x 2.74m)
uPVC double glazed window to rear, fitted wardrobes, radiator, laminate flooring.

BEDROOM 2

11'10" x 8'0" (3.63m x 2.44m)
uPVC double glazed window to front, radiator.

BEDROOM 3

8'4" x 7'5" (2.55m x 2.27m)
uPVC double glazed window to front, fitted wardrobe, radiator.

BATHROOM

Three piece suite comprising panelled

bath with shower over, low level w.c, pedestal wash hand basin, splash back tiles, radiator, uPVC double glazed window to rear.

EXTERNAL

FRONT

Laid to lawn and off road parking.

REAR

Enclosed rear garden laid to lawn with patio seating area and side access.

