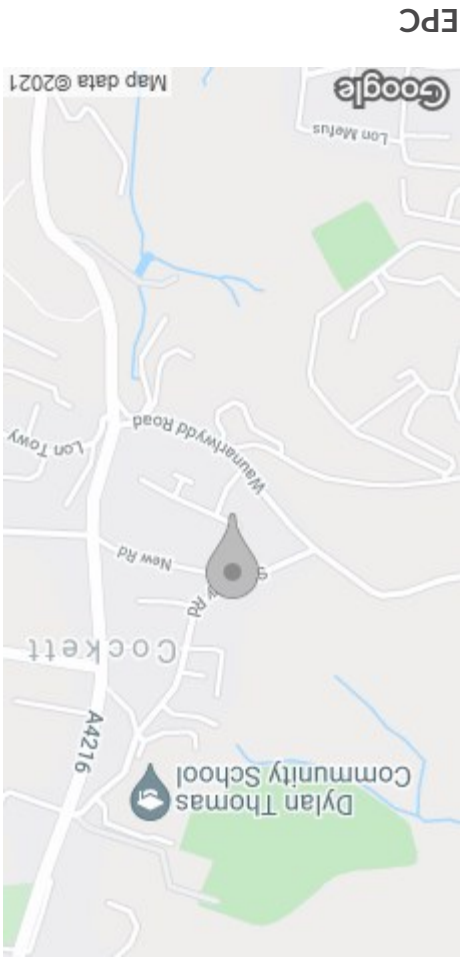
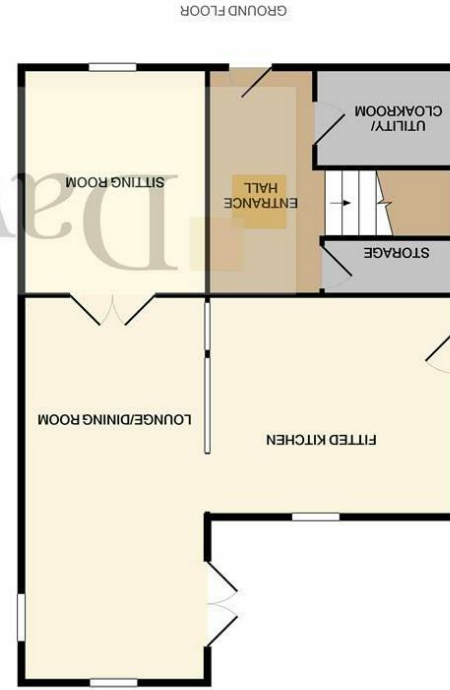
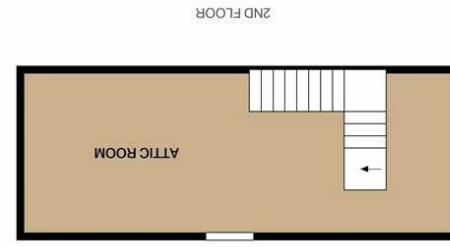
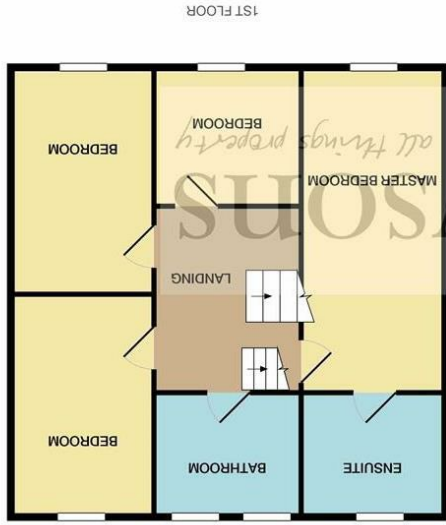


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 as to their operability or efficiency can given prospective purchaser. This plan is for illustrative purposes only and should be used as such by any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



AREA MAP



FLOOR PLAN



5 Haulwen Road
 Cockett, Swansea, SA2 0GG
Asking Price £329,950



GENERAL INFORMATION

Extremely spacious and very well extended detached family home situated in a quiet cul-de-sac at the heart of Cockett. This beautiful property briefly comprises of sitting room, cloakroom/ utility, large open plan L shaped fitted kitchen, dining room and lounge great for modern family living to ground floor, four bedrooms, en-suite, family bathroom to the first floor plus an attic room. The many benefits to this property are uPVC double glazing, gas central heating, off road parking, single garage, enclosed and very well maintained tiered rear garden laid to lawn and patio area. It is within easy access to Fforestfach Retail Park, M4, local amenities, Sketty & Swansea City Centre. This beautiful property would make an ideal family home. Viewing is recommended to appreciate its spacious living areas, quiet and family friendly cul-de-sac location & very well maintained appearance. EPC - D.

FULL DESCRIPTION

ENTRANCE

Enter via uPVC glass panelled door into:

HALLWAY

Light and airy hallway with coved ceiling, storage cupboard, radiator, laminate flooring, stairs to first floor.

CLOAKROOM/UTILITY

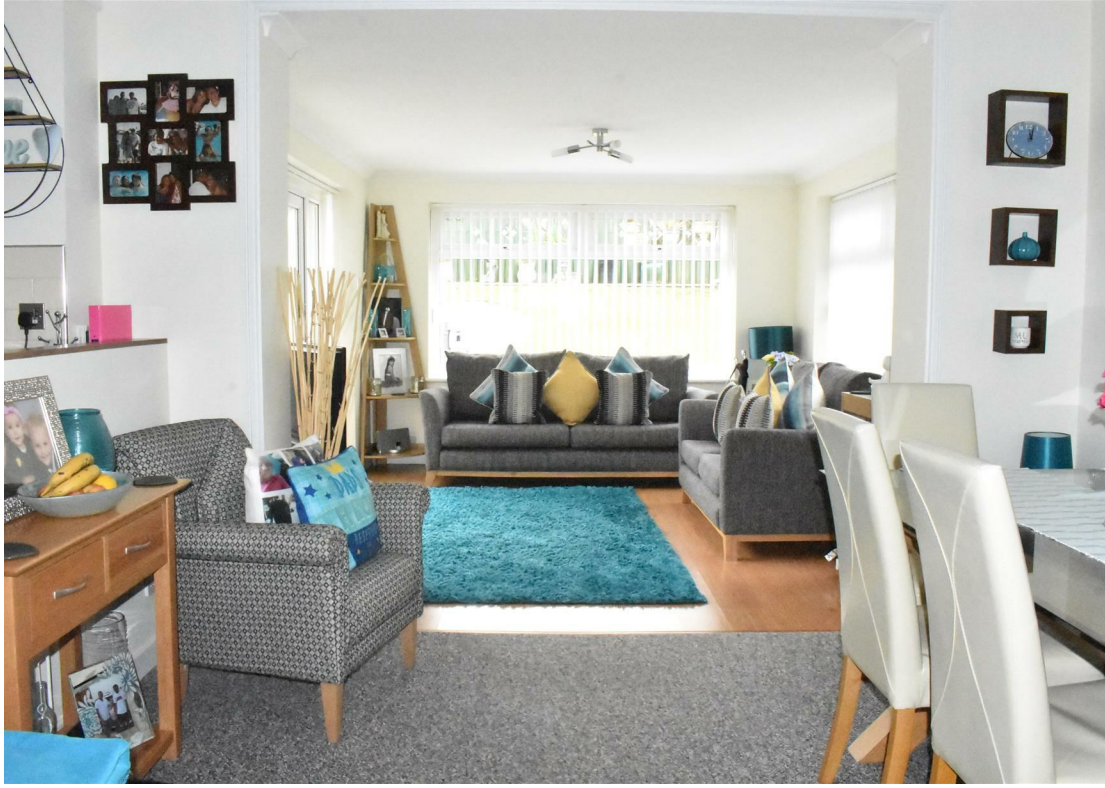
Low level w.c., wall mounted wash hand basin, part tiled walls, wall mounted units with work surface, plumbed for washing machine, spotlighting, coved ceiling, radiator, tiled flooring, uPVC double glazed window to side.

SITTING ROOM

13'10" x 11'9" (4.24m x 3.60m)

uPVC double glazed bay window to front, coved ceiling, dado rail, alcoves, wall mounted electric fire, radiator, Parquet flooring.

OPEN PLAN



ENTRANCE

Enter via uPVC glass panelled door into:

HALLWAY

Light and airy hallway with coved ceiling, storage cupboard, radiator, laminate flooring, stairs to first floor.

CLOAKROOM/UTILITY

Low level w.c., wall mounted wash hand basin, part tiled walls, wall mounted units with work surface, plumbed for washing machine, spotlighting, coved ceiling, radiator, tiled flooring, uPVC double glazed window to side.

SITTING ROOM

13'10" x 11'9" (4.24m x 3.60m)

uPVC double glazed bay window to front, coved ceiling, dado rail, alcoves, wall mounted electric fire, radiator, Parquet flooring.

OPEN PLAN



KITCHEN, LOUNGE, DINING ROOM

23'3" x 22'11" (7.11m x 7.01m)
Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built in oven with four ring gas hob, chimney style extractor fan over, integrated fridge, integrated freezer, splash back tiles, spotlighting, coved ceiling, storage cupboard, three radiators, part laminate flooring, two uPVC double glazed windows to rear, uPVC double glazed window to side, uPVC double glazed glass panelled door to side, uPVC double glazed french door to side.

FIRST FLOOR

LANDING

Loft access, uPVC double glazed window to side.

BEDROOM 1

12'8" x 11'9" (3.88m x 3.59m)
uPVC double glazed window to front, fitted wardrobe, radiator.

BEDROOM 2

11'8" x 9'10" (3.58m x 3.02m)
uPVC double glazed window to rear, fitted wardrobe, radiator.

BATHROOM

Four piece suite comprising panelled bath, shower cubicle, low level w.c., pedestal wash hand basin, part tiled walls, wall mounted radiator, two uPVC double glazed windows to rear.

MASTER BEDROOM

16'4" x 10'4" (4.98m x 3.15m)
uPVC double glazed window to front, fitted wardrobes, spotlighting, radiator.

EN SUITE

Three piece suite comprising corner shower cubicle, low level w.c., pedestal wash hand basin, tiled walls, chrome wall mounted radiator, storage cupboard housing boiler, uPVC double glazed window to rear.

ATTIC ROOM

18'2" x 7'11" (5.54m x 2.43m)
Velux window to rear, storage cupboard.

BEDROOM 4

10'7" x 6'3" (3.25m x 1.91m)
uPVC double glazed window to front, radiator.

EXTERNAL

FRONT

Off road parking, decorative stones.

SIDE

Car port, single garage (with electrics). Storage shed.

REAR

Enclosed rear tiered garden, laid to lawn with mature shrubs, patio area and side access.

TENURE

FREEHOLD

