

# John. Francis

www.johnfrancis.co.uk



## **3 Lon Coed Bran, Cockett SA2 0YQ**

**Offers in the region of £159,950**

**A Traditional Semi - Detached Property  
Three Bedrooms.**

**Open Plan Lounge/Dining Room & Kitchen  
Gardens to Front and Rear  
Sea Views**

John Francis is a trading name of John Francis (Wales) Ltd which is Authorised and Regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

43997/BR/sbj/250815

## DESCRIPTION

\*\*\* SEA VIEWS FROM THE FRONT \*\*\*

A traditional three bedroom semi detached property situated in this popular location of Cockett, convenient for local shops, Swansea City Centre and local schools. The home benefits from spacious open plan living to the ground floor, On the first floor are three bedrooms and a family bathroom. Further features include double glazing with a gas central heating system. Gardens to front and rear. Sea views. EPC D60

### ENTRANCE HALL

Obscure double glazed glass panelled door with side panels to front, stairs to first floor, coved ceiling, covered radiator, laminate flooring, walk in storage cupboard, doors to:

### LOUNGE/DINER/

### KITCHEN

23'6 x 11'8 - 15'7 x 8'1  
(7.16m x 3.56m -4.75m x  
Coved ceiling, picture rail, double glazed box window to front with views over Swansea Bay, double glazed French doors to rear, two feature fireplaces, one housing multi fuel burner, the other an electric fire, laminate flooring, coved ceiling, double glazed windows to side and rear, tiled walls, tiled floor, range of wall and base units with worktops, stainless steel sink & drainer unit, integrated fridge/freezer and

dishwasher, electric double oven & grill, 4 ring gas hob, extractor hood, breakfast bar.

### CONSERVATORY

8'2 x 7'3 (2.49m x 2.21m)  
Double glazed windows and doors to rear, tiled floor.

### FIRST FLOOR LANDING

Leaded light, stained glass window to side aspect, picture rail, doors to:

### BEDROOM 1

11'6 x 11'2 (3.51m x 3.40m)  
Down lights, picture rail, double glazed box window to front with sea views over Swansea Bay and Mumbles Pier, radiator, two built in wardrobes to alcoves, laminate flooring.

### BEDROOM 2

12'4 x 12'3 (3.76m x 3.73m)  
Double glazed window to rear garden, coved ceiling, picture rail, range of built in wardrobes, radiator, laminate flooring.

### BEDROOM 3

9'6 x 6'2 (2.90m x 1.88m)  
Coved ceiling, loft access, double glazed window to front aspect with views over Swansea Bay and Mumbles Pier, radiator, laminate flooring.

### BATHROOM

Coved ceiling, tiled walls, tiled floor, suite including corner bath, WC., pedestal wash hand basin, shower cubicle, heated towel rail, obscure double glazed window to rear.

### EXTERNALLY

To the front is a paved entrance and low maintenance garden with raised flower beds. To the rear is a terraced garden with raised flower beds with shrubs, vegetables, large decking area.

### SERVICES

We have been advised that all mains services are connected.

### VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

### OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

### TENURE

We are advised that the property is Freehold

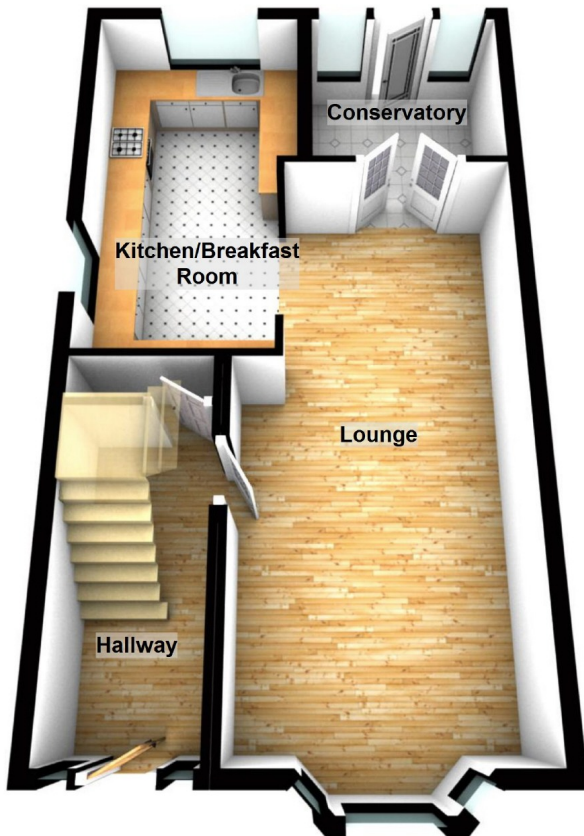
### GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

### DIRECTIONS

From our Sketty office turn right at the traffic lights onto Vivian Road. Continue over the mini roundabout and through onto Cockett Road at the next roundabout turn right onto Townhill Road. Take the fourth exit onto Lon Coed Bran and the property will be found on the right hand side.

## Ground Floor



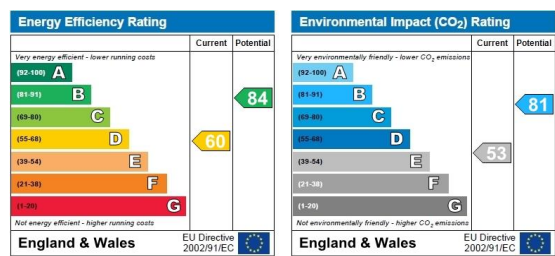
## First Floor



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