



Cockett Road, Cockett, Swansea, SA2 0FN

Situated in the popular area of Cockett this beautifully upgraded & fantastically well maintained three bedroom traditional extended semi detached property is an ideal family home offering living space throughout. Spread over three levels this bright & well proportioned home comprises to the ground floor entrance porch, lounge, sitting /dining room with door out onto garden & a stylish high gloss fitted kitchen. The first floor offers two double bedrooms, a modern shower room & a single bedroom with staircase up to the second floor leading to a loft room with free standing feature bathtub. Offering convenient living with easy access the Fforestfach retail park, the M4, Swansea City centre & Sketty. Benefits include solid oak doors, original features & flooring, Partial uPVC d/g, gas c/h, ample built in storage, driveway parking, garden/utility room to rear with W.C & an impressive privately enclosed sunny rear garden laid to lawn with a patio seating area and hot

Asking Price £214,950

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ENTRANCE

Enter via hardwood frosted glass panel door into:-

INNER PORCH 2.134m x 1.274m (7'0" x 4'2")

UPVC double glazed windows to front and sides, tiled effect flooring, solid oak door into:-

HALLWAY

Original ornate coving, picture rail, staircase to first floor, two wall lights, contemporary vertical radiator, original wood flooring, solid oak doors off:-

LOUNGE 4.478m into bay x 3.683m into alcove (14'8" into bay x 12'1" into alcove)

UPVC double glazed bay window to front offering a pleasant leafy green outlook, coving, alcoves with spotlighting, contemporary radiator.

SITTING ROOM 3.979m x 3.657m max (13'1" x 12'0" max)

Two wall lights, set in stainless steel electric fire with high gloss backdrop and wooden hearth and surround, contemporary radiator, original wood flooring, arched opening into:-

DINING ROOM 3.403m x 3.159m (11'2" x 10'4")

UPVC double glazed sliding glass panel door and window to rear leading out onto patio area in garden, wall light, contemporary radiator, wood effect flooring.

KITCHEN 6.404m x 1.920m (21'0" x 6'4")

Fitted with a range of stylish high gloss wall and base units incorporating work surface over, set in stainless steel circular sink and drainer with mixer tap, built in stainless steel low level "Smeg" electric oven and grill with matching stainless steel "Smeg" four ring gas hob with stainless steel splash back and extractor hood over, built in wine rack, inset ceiling spotlights, traditional hard wood double glazed windows to side and rear, space for American style fridge freezer, built in understairs storage cupboard with wood double glazed obscured glass window to side housing wall mounted "Worcester" gas combination boiler, contemporary radiator, multi tone ceramic floor tiles.

FIRST FLOOR

LANDING

Airy landing, original ornate coving, uPVC double glazed obscured glass window to side, solid oak doors off to:-

BEDROOM 2 4.775m into bay x 3.732m max (15'8" into bay x 12'3" max)

Wooden double glazed bay window to rear boasting a pretty garden outlook, picture rail, radiator.

BEDROOM 3 4.456m into bay x 3.202m into alcove (14'8" into bay x 10'6" into alcove)

Wooden double glazed bay window to front offering a pleasant view over front garden, alcoves, radiator.

SHOWER ROOM 2.345m max x 1.964m max (7'8" max x 6'5" max)

White modern two piece suite comprising low level w.c and wall mounted wash hand basin with stainless steel waterfall mixer tap, walk in double shower cubicle with stainless steel mixer shower over, inset ceiling spotlights, extractor fan, two traditional hard wood double glazed obscured glass window to side, built in storage cupboard, neutral ceramic wall tiles, wall mounted chrome towel radiator, neutral ceramic floor tiles with under floor heating.

BEDROOM 3 2.585m x 2.208m (8'6" x 7'3")

Traditional hard wood double glazed window to front with a pleasant leafy green outlook, contemporary vertical radiator, leading up to:-

LOFT ROOM 4.821m max x 4.678m max (15'10" max x 15'4" max)

Traditional hard wood double glazed velux windows to side and rear, attractive wooden ceiling beams stone wall feature, raised tiled area accommodating a free standing bath tub with stainless steel mixer tap, with shower attachment, feature tiled wall, built in alcove storage cupboards, electric power points.

EXTERNAL

FRONT

Open access onto driveway providing ample off road parking with wooden gate, extending PARKING to rear garden, pleasant laid to lawn area with pretty shrubs and bushes.

REAR

An impressive privately enclosed level rear garden laid to lawn with a pleasant patio seating area, hot tub, offering an abundance of attractive shrubs, trees and bushes, wooden fence boundary, flower beds, hot tub, external tap, storage room and uPVC double glazed french doors into:-

GARDEN/UTILITY ROOM 3.899m x 3.128m (12'10" x 10'3")

UPVC double glazed window to front, plumbed for washing machine, lighting, electric power points, wood panelled door into:-

W.C. 1.601m x 0.895m (5'3" x 2'11")

White two piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, extractor fan.

DIRECTIONS

From our Sketty Office proceed up Gower Road turning right at traffic lights onto Vivian Road. Proceed straight at mini round about and take first left at the next two mini round abouts. Continue along Cockett Road, the property can be found on your right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.