



## 11 Cefn Coed Crescent, Cockett, Swansea, SA2 0XY

Surprisingly spacious & bright traditional style three bed semi-detached property which has undergone a complete refurbishment situated in a very quiet cul-de-sac in Cockett. This lovely family home has been finished with a modern standard & briefly comprises of welcoming hallway, lounge, dining room, kitchen & cloakroom to ground floor with a further three bedrooms & bathroom to first floor. Benefits include Upvc DG, newly fitted gas central heating, well maintained appearance, allocated off road parking, shared driveway & fully enclosed easily maintainable rear garden. This property offers easy access to local amenities, Cockett, Fforestfach Retail Park, Sketty & City Centre. Its merely a short walk away from Cwm Gwyn Park & has lovely far reaching views across the countryside. Viewing is highly recommended to appreciate this homes bright & spacious layout, quiet cul de sac location & lovely views. EPC = D.

**Asking Price £197,000**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
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**ENTRANCE**

Enter via a UPVC double glazed obscure glass door and windows into

**HALLWAY**

Staircase to first floor, understands storage cupboard, radiator, laminate flooring opening into kitchen, doors off to

**CLOAKROOM**

Fitted with a white two piece suite comprising low-level WC, wall mounted wash hand basin, UPVC double glazed obscure glass window to side, wall mounted gas Combi boiler, Laminate flooring.

**LOUNGE 3.947m into bay x3.617m max (13'0" into bay x 11'11" max)**

UPVC double glazed bay window to front with far reaching countryside views, decorative fireplace, radiator, wood effect laminate flooring

**DINING ROOM 4.745m max x 3.389m max (15'7" max x 11'1" max)**

UPVC double glazed sliding patio door to rear, decorative fireplace, radiator, wood effect laminate flooring.

**KITCHEN 3.515m max x 2.823m max (11'6" max x 9'3" max)**

'Wren' kitchen fitted with a range of wall and base units with dark wood effect work surfaces over, set in 1½ butler sink and drainer, integrated electric oven, four ring gas hob with extractor hood over, integrated dishwasher, washing machine and tall standing fridge freezer, two UPVC double glazed window to side and rear, radiator, laminate flooring, UPVC double glazed obscure glass door to rear

**FIRST FLOOR**

**LANDING**

UPVC double glazed obscure glass window to side, loft hatch

**BEDROOM 1 4.017m x 3.556m max (13'2" x 11'8" max)**

UPVC double glazed bay window to front with far-reaching countryside views, radiator

**BEDROOM 2 3.655m x 3.580m (12'0" x 11'9")**

UPVC double glazed window to rear, radiator

**BEDROOM 3 2.182m x 1.880m (7'2" x 6'2")**

UPVC double glazed window to front, radiator

**BATHROOM 1.858m x 1.726m (6'1" x 5'8")**

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin with waterfall mixer tap, panelled bath with overhead stainless steel rainfall shower, UPVC double glazed obscure glass window to side, inset ceiling spotlights, ceramic splash back, wall tiles towel radiator, tiled flooring

**EXTERNAL**

**FRONT**

Open access onto shared driveway with Raised laid to lawn area and steps leading to entrance. Allocated off road parking with additional laid to lawn area opposite property.

**REAR**

Fully enclosed easily maintainable rear garden with patio seating area, laid to lawn, storage shed and gated side access onto shared driveway.

**NB**

.This impressive property has undergone a complete refurbishment which includes the following upgrades:

.Complete new central heating system including boiler and radiators

.Complete rewire

.Plastered throughout

.New carpets and laminate flooring

.The property also benefits from running water and electrics in shed.

.There is a handy parking area to front with a strip of land beyond which also belongs to property.

**DIRECTIONS:-**

From our Sketty office proceed up Gower Road turning right at traffic lights onto Vivian Road. At mini round about proceed straight and at the next two mini round abouts take first exit onto Cockett Road, take first right onto Lon Towi and then first left onto Cefn Coed Crescent. The property will then be found on your right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL:



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.