



124 Graiglwyd Road, Cockett, Swansea, SA2 0XA

Rare and unique opportunity to acquire this beautiful and very well maintained detached family home located within the Cockett area. This lovely property comprises welcoming hallway, lounge, dining room, kitchen and store room to ground floor with three double bedrooms, en-suite and bathroom to first floor. The many benefits include Upvc double glazing, gas central heating, well maintained and tasteful decor throughout, additional lean to with storage facility, fully enclosed wrap around front to rear garden offering immaculate laid to lawn and sizeable patio seating area with gated side access, driveway parking and delightful floral trees and bushes. It offers easy access to local amenities, Sketty, Fforestfach Retail Park, M4 and City Centre. Viewing advised to appreciate this property's versatility, great sizeable plot and spacious layout. EPC = D.

Asking Price £250,000

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ENTRANCE

Enter via UPVC double glazed obscure glass door and windows into:-

HALLWAY

UPVC double glazed window to side, staircase to first floor, coving, radiator, two doors off to:-

LOUNGE 4.66m x 3.90m (15'3" x 12'10")

UPVC double glazed bay window to front, coving, coal effect electric fireplace with marble effect backdrop and surround, radiator.

DINING ROOM 3.83m x 3.50m (12'7" x 11'6")

UPVC double glazed window to side, coving, radiator, wooden flooring, door into store room, door into:-

KITCHEN 4.53m x 3.64m (14'10" x 11'11")

Fitted with a range of wall and base units with work surface over, set in 1½ stainless steel sink, integrated electric oven with four ring gas hob and extractor hood over, integrated dishwasher, plumbed for washing machine, space for American-style fridge freezer, spotlights, coving, UPVC double glazed window to side, radiator, wooden flooring, UPVC double glazed door opening out onto a sizeable patio seating area.

STORE ROOM 3.84m x 2.29m (12'7" x 7'6")

Wooden single glazed window to side, coving, radiator, built-in storage, tiled flooring, radiator, door opening into:-

LEAN TO

Built in storage cupboard, external WC.

FIRST FLOOR

LANDING

UPVC triple glazed window to side, built in storage cupboard housing newly fitted gas Combi boiler, doors off to:-

BEDROOM 3 3.86m x 2.30m (12'8" x 7'7")

UPVC triple glazed window to side, coving, built-in wardrobes, radiator, wood effect flooring.

BEDROOM 2 5.81m x 3.25m (19'1" x 10'8")

Two UPVC triple glazed windows to front, coving, two radiators, set in electric fire.

BEDROOM 1 & DRESSING ROOM

DRESSING ROOM 3.36m x 2.57m (11'0" x 8'5")

UPVC double glazed window to side, coving, radiator, wood effect flooring, opening into:-

BEDROOM 1 4.33m max x 3.65m max (14'2" max x 12'0" max)

UPVC double glazed window to side, spotlights, coving, radiator, wood effect flooring, door into:-

EN SUITE 1.76m x 1.66m (5'9" x 5'5")

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, shower cubicle with overhead electric shower, UPVC double glazed obscure glass window to side, spotlights, small tiles towel radiator, tiled flooring.

BATHROOM 1.84m x 1.52 (6'0" x 5'0")

Fitted with a two piece suite comprising pedestal wash hand basin, panel bath with overhead electric shower, UPVC double glazed obscure glass window to side, splashback wall tiles, radiator, vinyl flooring.

W.C.

Fitted with a low-level WC, uPVC double glazed obscure glass window to side, splash back wall tiles, vinyl flooring.

EXTERNAL

FRONT

Gated access onto fully enclosed and very well kept laid to lawn area with driveway parking leading to entrance.

REAR

Fully enclosed and private family friendly rear garden offering sizeable patio seating area with additional laid to lawn and gated side access.

N.B.

All Blinds will be included

Fully Alarmed

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299655



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.