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38 GRAIGLWYD ROAD, COCKETT, SWANSEA,
ASKING PRICE £141,950



Sizeable and very well kept three bedroom semi detached property located within the Cockett area. This lovely family home comprises bright and welcoming hallway, lounge with sliding doors into dining room, kitchen/diner and a storage lean to to ground floor, three bedrooms and bathroom to first floor. Benefits include double glazing, gas central heating, built in storage facilities, very well kept condition, lean to with additional under roof storage, fully enclosed family friendly rear garden with generous laid to lawn area and patio seating area and driveway parking. It offers easy access to local amenities, Sketty, Fforestfach Retail Park, City Centre and M4. EPC - E

ENTRANCE

Enter via aluminium double glazed obscure door and window into:-

HALLWAY

Staircase to first floor, radiator, doors off to:-

LOUNGE 3.51m max x 3.39m max (11'6" max x 11'1" max)

Aluminium double glazed bay window to front, coving, radiator, sliding glass panel doors into:-

SITTING ROOM 3.73m x 3.17m (12'3" x 10'5")

Aluminium double glazed window to rear, coving, set in gas fire with marble effect hearth, backdrop and surround, radiator.

KITCHEN/DINER 5.52m max x 2.60m max (18'1" max x 8'6" max)

Fitted with a range of wall and base units with work surfaces over, set in stainless steel sink and drainer, space for freestanding gas cooker, plumbed for washing machine, space for fridge and freezer, uPVC double glazed windows to side and rear, under stairs storage cupboard, splash back wall tiles, radiator, vinyl flooring, uPVC double glazed door into:-

LEAN TO 5.29m x 1.75m (17'4" x 5'9")

Two uPVC double glazed doors to front and rear, built in storage facility.

FIRST FLOOR



LANDING

Loft hatch, UPVC double glazed obscured window to side, doors off to:-

BEDROOM 1 3.71m x 3.16m (12'2" x 10'4")

Double glazed aluminium window to rear, built in wardrobes, radiator.

BEDROOM 2 3.03m x 3.15m (9'11" x 10'4")

Double glazed aluminium window to front, built in wardrobes, radiator.

BEDROOM 3 2.72m x 2.09m (8'11" x 6'10")

Double glazed aluminium window to rear, radiator.

BATHROOM 1.74m x 1.37m (5'9" x 4'6")

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath, double glazed aluminium obscure window to front, built in airing cupboard housing water tank, splash back wall tiles, radiator.

EXTERNAL

FRONT

Open access leading onto driveway parking with well-kept laid to lawn area.

REAR

Fully enclosed family friendly rear garden offering small patio seating area and level laid to lawn.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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

