



15 Lon Irfon, Cockett, Swansea, SA2 0YA

Asking Price £199,950

Situated on a good size plot and offered for sale with No Chain we offer for sale this extended three bedroom semi detached property.

The accommodation comprises to the ground floor of an entrance hall, lounge, dining room and a kitchen/breakfast room. On the first floor you will find three bedrooms and a bathroom. The property benefits from gas central heating, double glazing, and good sized gardens with a rear driveway providing ample off road parking.

A lovely family home with good links to the City Centre, Retail Park, Schools and the M4. Viewing is recommended. EPC Rating - D.

The Accommodation Comprises

Ground Floor

Hall

Entered via double glazed door to front, radiator, laminate flooring, coved ceiling, staircase to first floor.

Lounge 10'4" x 11'7" (3.14 x 3.52)



Double glazed bay window to front, laminate flooring, dado rail, coved ceiling, radiator.

Dining Room 12'4" x 11'7" (3.77 x 3.52)



Double glazed bay window to rear, wooden mantle, laminate flooring, coved ceiling, radiator.

Kitchen/Breakfast Room 12'8" x 16'0" (3.87 x 4.87)



Fitted with a matching range of wall and base units with granite work tops and matching floor tiles, 1+1/2 bowl stainless steel sink, built-in freezer and fridge/freezer, plumbing for washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, double glazed windows to the front and side, radiator, tiled flooring, coved ceiling, under-stairs storage cupboard.

First Floor

Landing

Frosted double glazed window to side, access to loft.

Bedroom 1 11'10" x 11'10" (3.60 x 3.61)



Double glazed bay window to front, laminate flooring, coved ceiling, radiator.

Bedroom 2 10'8" x 11'7" (3.24 x 3.52)



Double glazed bay window to rear, built-in mirrored fronted wardrobes housing the boiler, dado rail, coved ceiling, radiator.

Bedroom 3 6'11" x 6'3" (2.12 x 1.90)



Double glazed window to front, laminate flooring, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls, two frosted double glazed windows to side, heated towel rail, tiled flooring.

External

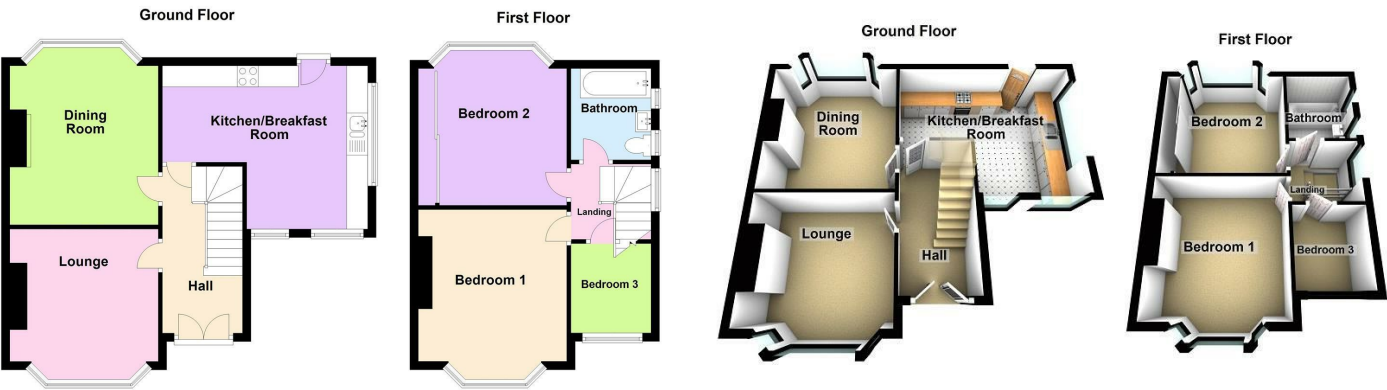


The property is situated on a corner plot, with a good size garden to the front and a pathway leading to the house. There is a side gate leading to the rear garden.

To the rear is a good size rear garden with a lawned area, decking areas and a graveled driveway providing parking for several vehicles.

Subject to necessary planning consent there is potential for further extension.

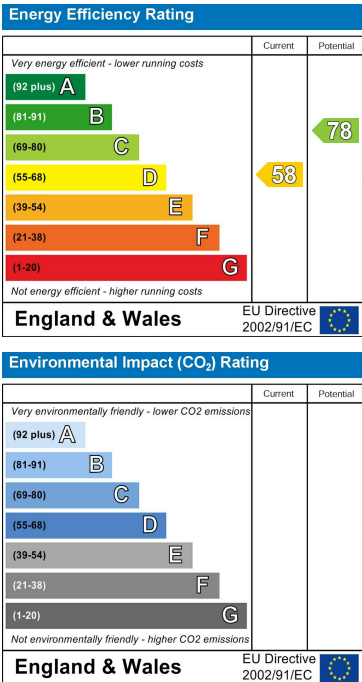
Floor Plan



Area Map



Energy Efficiency Graph



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