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EPC

AREA MAP

FLOOR PLAN



38 Charlotte Court
 Cockett, Swansea, SA1 6RF
Asking Price £220,000



GENERAL INFORMATION

We are very pleased to bring to the market this very impressive & beautifully presented modern style four bedroom property. This fantastic home is ideally located in a popular and family friendly estate within Cockett. This bright and spacious property comprises of open plan lounge/kitchen/diner, large conservatory & bedroom/playroom to ground floor with a further three sizeable bedrooms, ensuite & family bathroom to first floor. Benefits include UPVC dg, gas central heating, ample living space throughout, attention to detail, immaculate condition, fully enclosed family friendly garden & driveway parking. It offers easy access to local amenities, Fforestfach Retail Park, Swansea City Centre & the M4. Viewing is highly recommended to appreciate this properties generous size, quiet cul de sac location and abundance of potential.
EPC = C.

FULL DESCRIPTION

ENTRANCE

Enter via UPVC double glazed obscure glass door into:-

HALLWAY

UPVC double glazed window to side, staircase to first floor, Real wood veneer flooring, doors off to:-

BEDROOM 4/SITTING ROOM

16'6" x 7'9" (5.037 x 2.364)

UPVC double glazed bay window to front, inset ceiling spotlights, radiator, real wood veneer flooring.

Open plan lounge kitchen/diner

LOUNGE

13'4" x 10'8" (4.061 x 3.261)

UPVC double glazed window to front, built in understairs storage cupboard, real wood veneer flooring, radiator, opening into

KITCHEN/DINER

22'10" x 8'1" (6.948 x 2.468)

Fitted with a range of white gloss wall and base units with marble effect work surface over, set in 1½ stainless steel sink and drainer, space for 'Rangemaster' gas cooker with extractor hood over, plumbed for washing machine and dishwasher, space for plumbed tallstanding American style fridge freezer, ceramic splashback wall tiles, wall mounted gas boiler, breakfast bar, tiled flooring, door into:-



CLOAKROOM

Fitted with a two piece suite comprising low-level WC, wall mounted corner wash hand basin, UPVC double glazed obscure glass window to side, radiator, tiled flooring.

CONSERVATORY

22'5" x 10'5" (6.824 x 3.163)

Beautifully bright full UPVC double glazed conservatory with double sliding doors opening into garden, Inset ceiling spotlights, RAD, UPVC double glazed door to side, tiled flooring.

FIRST FLOOR

LANDING

Loft hatch, doors off to

BEDROOM 1

12'1" x 10'5" (3.688 x 3.168)

Upvc double glazed window to rear, radiator, wood effect laminate, radiator, door into

EN SUITE

Fitted with a three piece suite comprising low level W.C. Pedestal wash hand basin, shower cubicle with over head shower, Radiator, UPVC dg window to side, tiled flooring

BEDROOM 2

13'11" x 11'11" (4.232 x 3.637)

Four UPVC double glazed windows to front, built in storage cupboard, radiator, wood effect laminate flooring.

BEDROOM 3

9'8" x 6'3" (2.953 x 1.910)

UPVC double glazed window to rear, radiator, wood effect laminate flooring

BATHROOM

Fitted with a three piece suite comprising low level wc, pedestal wash hand basin, panelled bath with over head shower, UPVC double glazed obscure glass window to rear, ceramic wall tiles, radiator, tiled flooring

EXTERNAL

FRONT

Open access onto driveway parking for two cars with decorative gravel area and pretty shrubs and bushes.

REAR

Fully enclosed very well kept rear garden with large patio seating area, and decorative gravelled edging with gated side access

N.B.

Stairs are real wood.
Have active heating and smart metering for gas and electric.

DIRECTIONS:-

From our Sketty Showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road, at the second mini roundabout turn left onto Cockett Road and at the traffic lights turn right onto Gors Avenue. At the roundabout turn left onto Brynffordd and then turn left into Charlotte Court

