



48 Townhill Road, Cockett, Swansea, SA2 0UR

Offers Over £205,000

In the desirable area of Cockett, Swansea, this charming semi-detached house presents an excellent opportunity for those seeking a new home without the hassle of a chain. As you step inside, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining guests. The kitchen, while currently functional, offers exciting potential for modernisation, allowing you to create a culinary space that suits your personal style. Ascending to the first floor, you will find a family bathroom alongside three comfortable bedrooms, making it ideal for families or those looking to settle in a friendly community. The property is conveniently located just a short distance from Swansea's City Centre and the vibrant Uplands area, where you can enjoy a variety of shops, delightful coffee houses, and a selection of restaurants. Additionally, the local amenities in Sketty are easily accessible, ensuring that all your daily needs are met. Families will appreciate the proximity to Ty Coch College, Singleton Hospital, and the beautiful Singleton Park, which offers a perfect setting for outdoor activities. Externally, the property features a charming front garden and a rear garden, providing ample outdoor space for leisure and enjoyment. This delightful home is not to be missed, offering both comfort and convenience in a sought-after location.

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front.

Hall

Staircase leading to first floor, dado rail, radiator.

Lounge 11'4" x 12'5" (3.45m x 3.78m)



Double glazed bow window to front, electric fireplace, picture rail, coving to ceiling, laminate flooring, radiator.

Dining Room 12'1" x 12'5" (3.69m x 3.78m)



Double glazed window to rear, electric fireplace, picture rail, laminate flooring, radiator.

Kitchen 15'6" x 6'7" (4.73m x 2.00m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and dishwasher with a built in electric oven and four ring gas hob. Double glazed window to rear, cupboard, vinyl flooring, radiator, door leading to side.

First Floor

Landing



Double glazed window to side with stained glass, fitted carpet.

Bathroom



Fitted three piece suite comprising a shower, wash hand basin and WC. Frosted double glazed window to rear and side, tiled walls, vinyl flooring, radiator.

Bedroom 1 12'1" x 12'9" (3.69m x 3.89m)



Double glazed window to rear, cupboard containing wall mounted boiler, picture rail, radiator.

Bedroom 2 11'4" x 11'4" (3.45m x 3.46m)



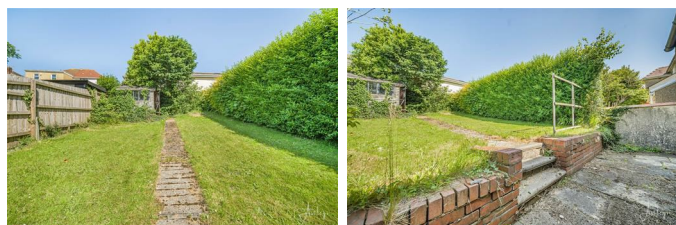
Double glazed bow window to front, two storage cupboards, picture rail, laminate flooring, radiator.

Bedroom 3 7'7" x 6'10" (2.31m x 2.09m)



Double glazed window to front, picture rail, laminate flooring, radiator.

Rear Garden



External



Externally to the front there are steps to the property with a garden and side access to the rear garden.

The rear garden enclosed and mainly laid to lawn.

Aerial Images



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter/Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

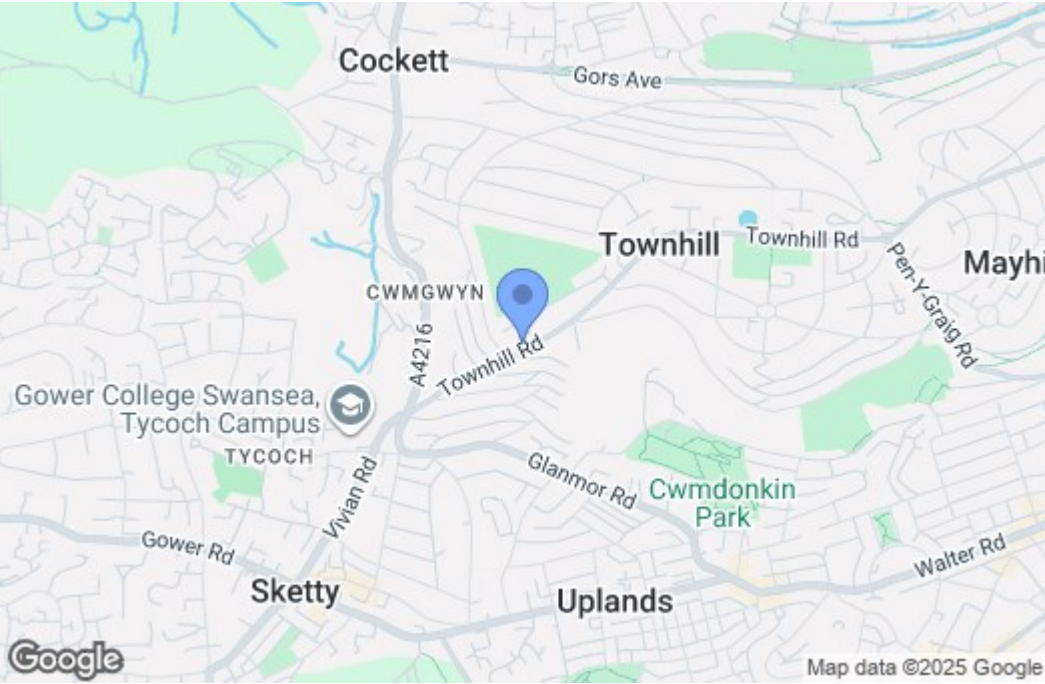
Broadband - Basic 15 Mbps, Superfast 123 Mbps,
Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

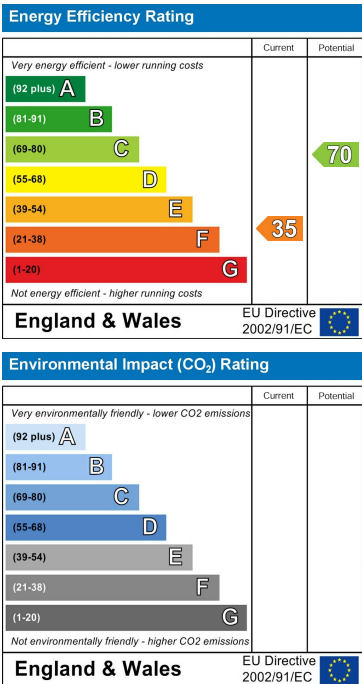
Floor Plan



Area Map



Energy Efficiency Graph



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