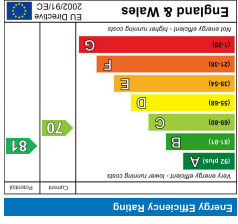
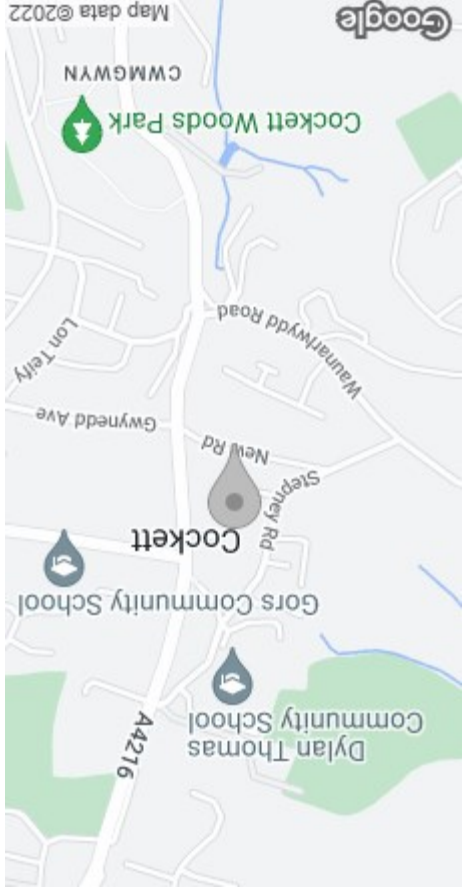


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The surveyor, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan ©2022



EPC



AREA MAP



FLOOR PLAN



17 New Road
 Cockett, Swansea, SA2 0GA
 Offers Around £222,000



GENERAL INFORMATION

An amazing opportunity to purchase this spacious traditional semi-detached property that could become a fantastic family home, situated within the popular and convenient area of Cockett. This well proportioned family home offers uPVC double glazing, gas central heating, attractive far reaching views over Swansea, ample storage space and many traditional features! Comprising to the ground floor porch, welcoming hallway, lounge, dining room, kitchen, utility room and shower room. The first floor has a split level staircase leading to a bedroom with an ensuite shower room, two bedrooms, shower room and access into the fourth bedroom which is located in the loft. Offering a paved brick area to front and a spacious tiered garden to rear. Ideally situated with easy access to Forestfach retail park, the M4, Swansea City centre, Sketty and Gower College. This is a truly fantastic family home. Internal viewing advised to appreciate this spacious home. No onward chain. EPC - C.

Tenure - Freehold
Council Tax Band C

FULL DESCRIPTION

Entrance

Enter via uPVC double glazed glass panel door into:

Inner Porch

Partly tiled walls and tiled flooring continuing through to hallway, wooden glass panel door into:

Hallway

Radiator, tiled flooring and stairs to first floor.
Doors into:

Lounge

11'6" x 10'3" (3.52 x 3.14)

UPVC double glazed window to front, picture rail, radiator, decorative fireplace with wooden surround and tiled backdrop.



Dining Room

12'11" x 11'9" (3.95 x 3.60)

UPVC double glazed window to rear, picture rail, alcove storage cupboards, brick fireplace surround and radiator. Wooden door into:

Kitchen

12'2" x 8'9" (3.71 x 2.67)

Fitted with a range of wall and base units with work surface over, set in one and a half stainless steel sink and drainer with mixer tap, electric oven, four ring gas hob with extractor over, plumb for dishwasher, splashback tiled, breakfast bar, built in wooden storage cupboard, spotlights, radiator, uPVC double glazed window to side, uPVC double glazed glass panel door to side, opening through to:

Utility Room

5'11" x 4'3" (1.81 x 1.32)

Base unit with work surface over, plumb for washing machine, wall mounted boiler, tiled walls, tiled floor and uPVC double glazed window to rear. Wooden door into:

Shower Room

Three piece suite comprising wall mounted shower, low level w/c and pedestal wash hand basin, tiled walls, tiled floor, spotlights and uPVC double glazed window to side.

First Floor

Landing:

Split level staircase with doors leading off to:

Bedroom One

8'11" x 8'7" (2.72 x 2.62)

UPVC double glazed window to side, decorative fireplace, radiator and wooden door into:

Ensuite Shower Room

Three piece suite comprising step in shower cubicle with electric shower, pedestal wash hand basin and low level w/c, tiled walls and floor.

Bedroom Two

12'0" x 9'7" (3.68 x 2.94)

UPVC double glazed window to rear, decorative fireplace and radiator.

Bedroom Three

11'5" x 8'11" (3.48 x 2.74)

UPVC double glazed window to front, decorative fireplace and radiator.

Shower Room

Three piece suite comprising step in shower cubicle, wall mounted wash hand basin with vanity unit under and low level w/c, tiled walls and floor.

Bedroom Four

14'9" x 10'10" (4.50 x 3.32)

Stairs up to loft room, velux windows to front and rear, radiator and storage into eaves.

External

Front

Steps leading up to paved brick area with decorative stones and side access.

Rear

Steps leading up to tiered garden with an abundance of shrubs and a brick storage shed.

TENURE

FREEHOLD