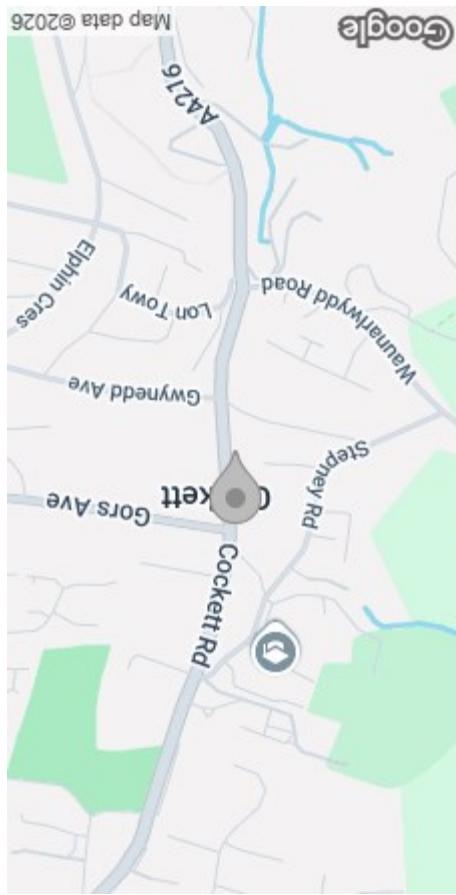


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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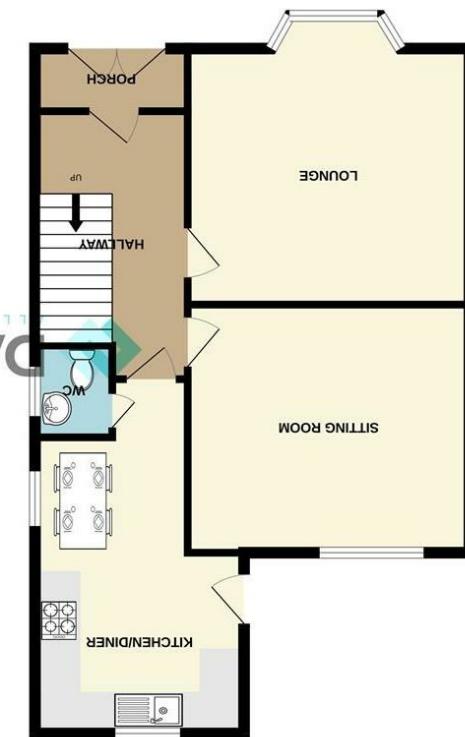
### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN



**145 Cockett Road**  
Cockett, Swansea, SA2 0FG  
Offers Over £190,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

NO CHAIN! A well-presented three-bedroom semi detached home situated in the popular residential area of Cockett, Swansea. The accommodation briefly comprises an entrance porch, hallway, spacious lounge, separate sitting room, and a generous kitchen/diner with the added benefit of a ground floor cloakroom. To the first floor are three bedrooms and a shower room.

Externally, the property benefits from a shared driveway leading to a hardstanding parking space and a detached garage to the rear, along with a lawned garden and sit-out patio area. Further features include gas central heating and double glazing.

Ideally located in the ever-popular and convenient area of Cockett, the property is perfectly positioned to take full advantage of local amenities and is within easy reach of Fforestfach Retail Park, Swansea City Centre, Sketty Cross, the M4 corridor, and Gower College.



## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE PORCH

#### HALLWAY

#### LOUNGE

12'9" x 11'10" (3.91 x 3.63)



#### SITTING ROOM

11'9" x 11'6" (3.59 x 3.52)



#### KITCHEN/DINER

18'10" max x 8'1" max (5.76 max x 2.47 max)



#### CLOAKROOM

#### FIRST FLOOR

#### LANDING



**BEDROOM 1**  
11'11" x 10'9" (3.65 x 3.29)

**BEDROOM 2**  
11'10" x 10'5" (3.61 x 3.19)

**BEDROOM 3**  
8'0" x 7'0" (2.45 x 2.15)

#### SHOWER ROOM

#### EXTERNAL

#### REAR GARDEN

Laid to lawn with sit-out patio area

#### PARKING

Shared driveway with hardstanding parking space to rear

#### DETACHED GARAGE

#### TENURE

Freehold

#### COUNCIL TAX

D

#### EPC

D

#### SERVICES

Mains gas, electric, water (metered) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.