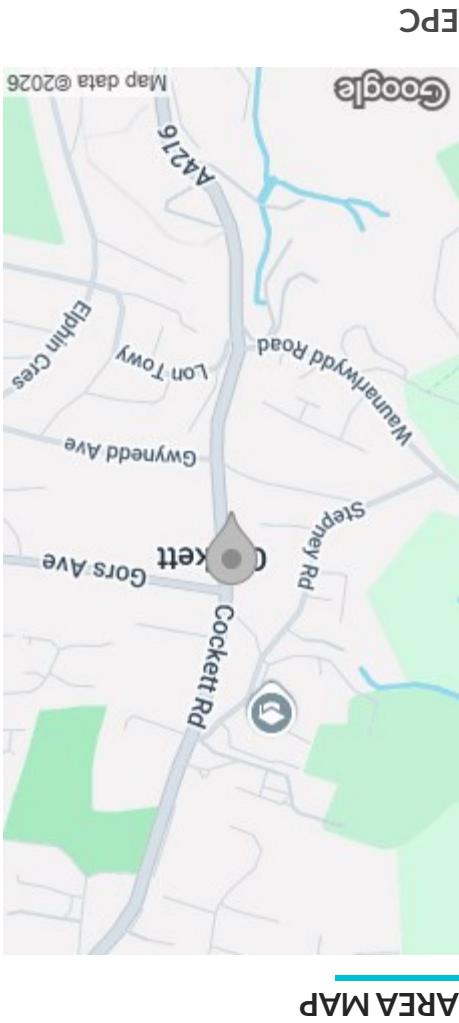


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.



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.

