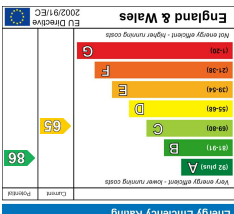


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

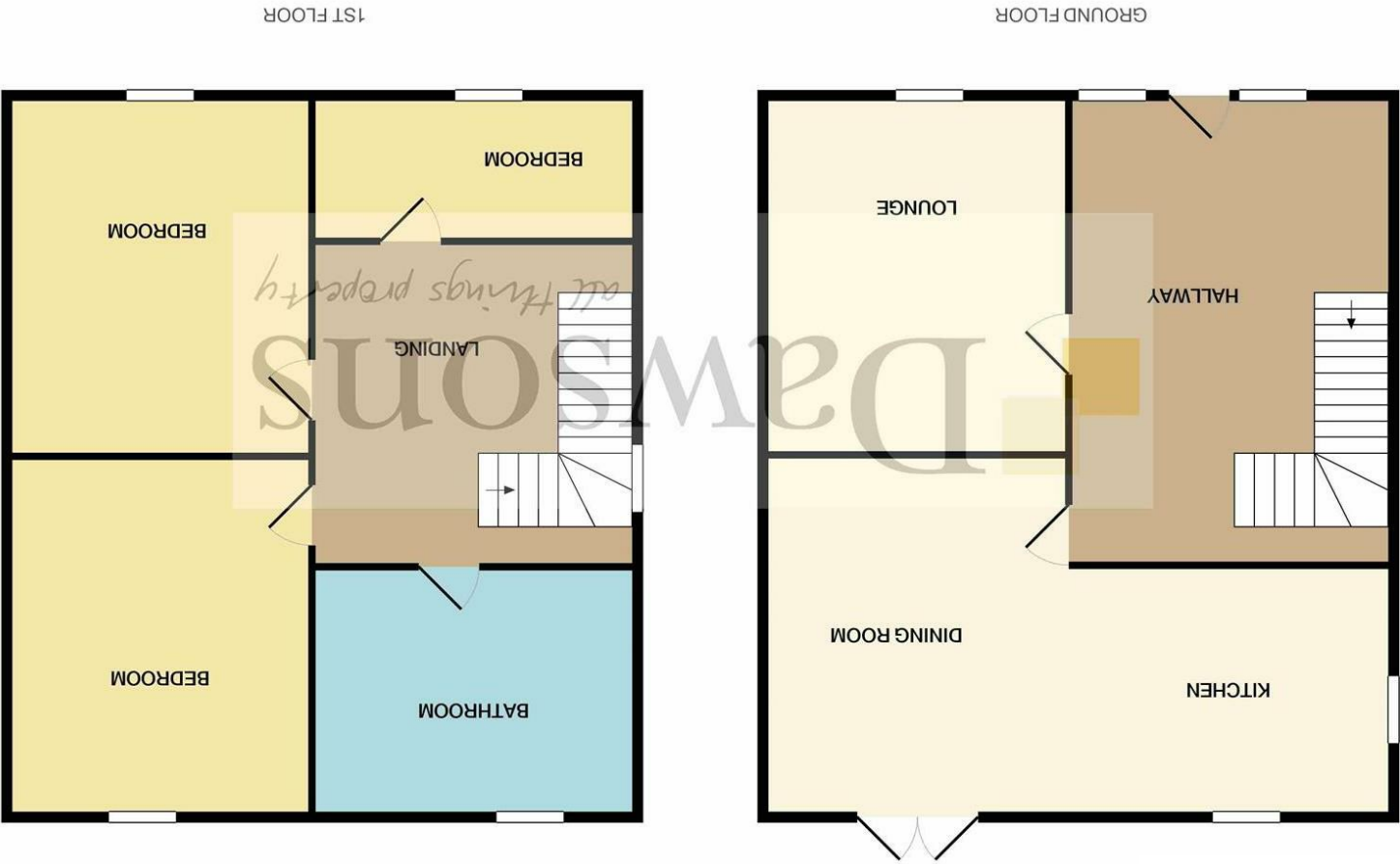
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



### EPC



AREA MAP



429 Gors Avenue  
Cockett, Swansea, SA1 6SF  
Asking Price £199,950





GENERAL INFORMATION

Light and airy spacious and well maintained traditional bay windowed semi detached property situated in a highly convenient location in the popular area of Cockett. This well maintained home comprises: lounge, open plan fitted kitchen/ dining room with French doors leading to enclosed rear garden with double garage. To the first floor there are three bedrooms and family bathroom. Benefits include uPVC double glazing, gas central heating, front and rear garden with driveway parking to front, rear garden and double garage. Enjoying easy access to Fforestfach retail park, the M4, Sketty, City centre, Singleton hospital and Swansea University. This property would make an ideal family home or first time buy. No chain. EPC = D.

FULL DESCRIPTION

**ENTRANCE**  
Enter uPVC double glazed glass panelled door into:-

**HALLWAY**  
Two uPVC double glazed glass panels to front, storage cupboard, radiator, laminate flooring, stairs to first floor.

**LOUNGE**  
12'9" x 11'10" (3.91m x 3.63m)  
uPVC double glazed bay window to front, coved ceiling, picture rail, alcoves, wall mounted electric fire with tiled back drop and wooden surround, radiator.

**OPEN PLAN KITCHEN/DINING ROOM**  
16'11" x 11'11" (5.17m x 3.65m)  
Fitted with modern wall and base units with work surface over, set in sink and drainer with mixer tap, built in double oven and grill with five ring gas hob, chimney style extractor fan over, plumbed for washing machine, splash back tiles, spotlighting, two storage cupboards, one housing boiler, radiator, laminate flooring, feature fireplace, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC French door to rear leading to rear garden.



- FIRST FLOOR**
- LANDING**  
Loft access (which has electrics and is boarded out), uPVC double glazed window to side.
- BEDROOM 1**  
12'11" x 11'10" (3.96m x 3.62m)  
uPVC double glazed bay window to front, picture rail, fitted wardrobe, feature fire, radiator.
- BEDROOM 2**  
12'6" x 10'6" (3.83m x 3.21m)  
uPVC double glazed window to rear with lovely garden views, picture rail, fitted wardrobe, radiator, laminate flooring.
- BEDROOM 3**  
7'4" x 6'1" (2.25m x 1.86m)  
uPVC double glazed window to front, picture rail, radiator.

**BATHROOM**  
Three piece suite comprising P-shaped panelled bath with shower over, low level w.c, wall mounted wash hand basin with vanity unit under, tiled walls, Chrome wall mounted radiator, tiled flooring.

EXTERNAL

**FRONT**  
Laid to lawn, driveway.

**SIDE**  
Storage and side access.

**REAR**  
Enclosed rear garden laid to lawn with patio area, bordered mature shrubs, double garage (with electric).

**TENURE**  
FREEHOLD

