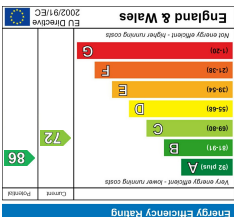
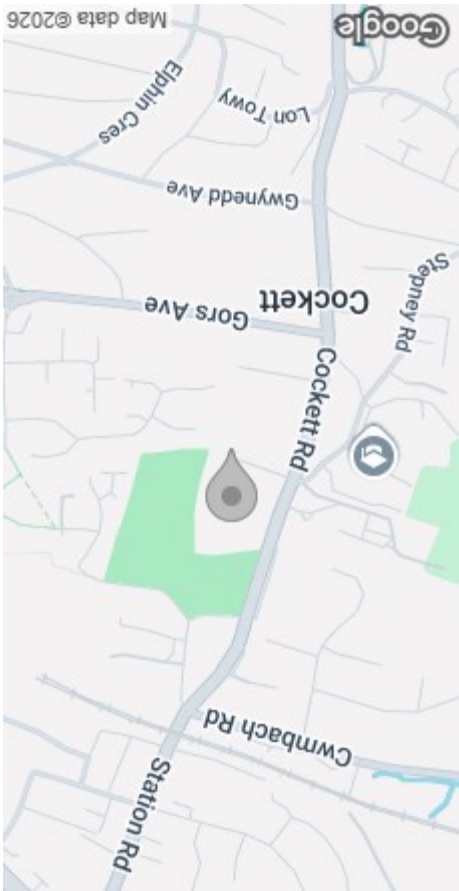


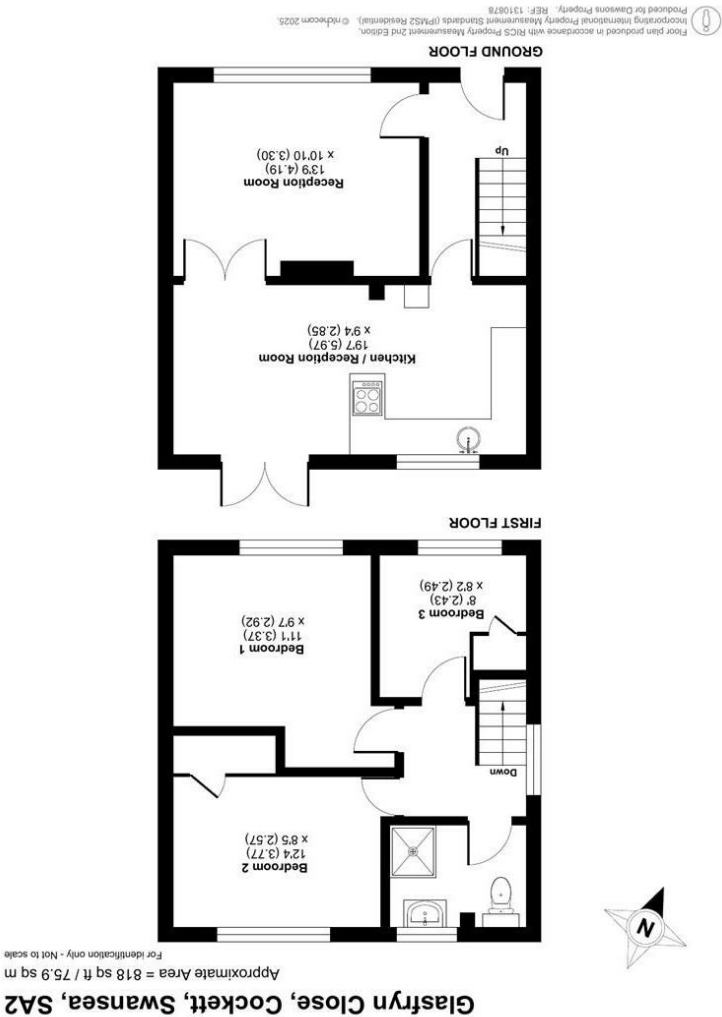
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

A FANTASTIC opportunity to purchase this Three Bedroom Semi-Detached Home, set in a Cul-De-Sac that is located in the ever popular area of Cockett, SA2.

This family home comprises Hallway, Lounge, Open plan Fitted Kitchen/Dining Room, to the Ground Floor, the First Floor comprises of Three Bedrooms and a Family Bathroom.

Externally there is driveway parking to the front, side access leading to the rear enclosed garden which benefits from a Patio Seating areas and a small lawned area.

The property benefits from uPVC double glazing, Gas central heating and is located close to Fforestfach retail Parc, the M4 Motorway, Local Schools, Singleton hospital, Swansea University, Sketty and the City Centre.

This is a fantastic home that needs to be viewed in order to appreciate everything that it offers!

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

LOUNGE
13'8" x 10'9" (4.19 x 3.30)

KITCHEN/DINER
19'7" x 9'4" (5.97 x 2.85)

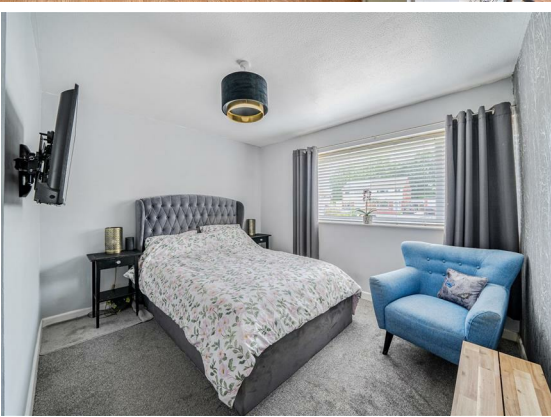
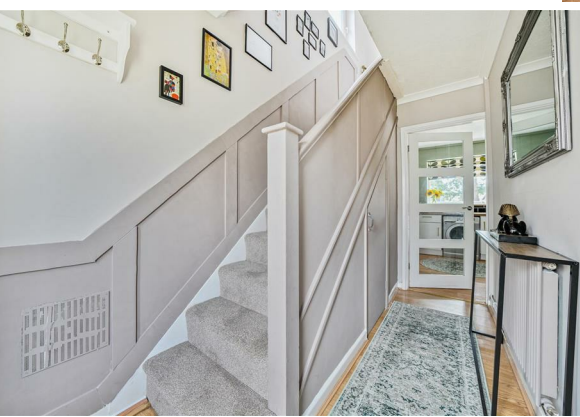
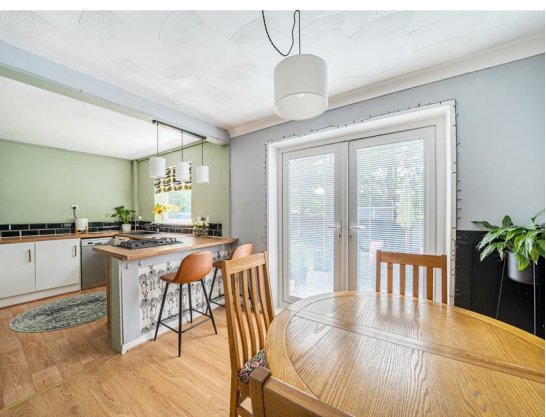
FIRST FLOOR

LANDING

BEDROOM 1
11'0" x 9'6" (3.37 x 2.92)

BEDROOM 2
12'4" x 8'5" (3.77 x 2.57)

BEDROOM 3
7'11" x 8'2" (2.43 x 2.49)



SHOWER ROOM

EXTERNAL
FRONT - Driveway and lawned area.

REAR - Garden with small lawn and patio areas.

PARKING
Driveway to front. EV Charger

TENURE
Freehold

EPC
C

COUNCIL TAX
D

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

There is currently broadband available at the property via Virgin media, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Talk Mobile. Please refer to Ofcom checker for further information.

