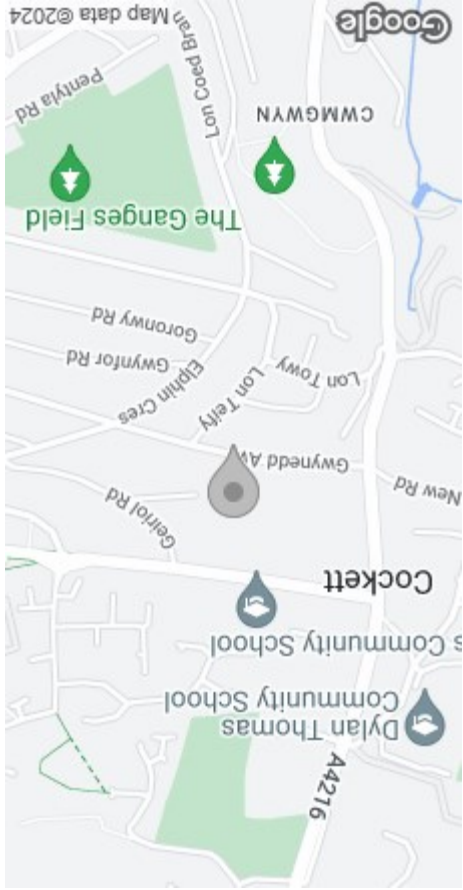


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EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



273 Gwynedd Avenue
 Cockett, Swansea, SA2 0XR
 Offers Over £200,000



GENERAL INFORMATION

A fantastic opportunity to purchase this Bright and Airy Traditional Bay Windowed Three Bedroom Semi-Detached Home situated within the popular and convenient area of Cockett.

The property comprises: Entrance Hallway Lounge, a Living Room that opens through to the Dining Room, and Kitchen on the Ground Floor, and the First Floor has Three Bedrooms and Bathroom. Externally there is off-road parking opposite the property, a Laid-to lawn with steps up to the patio area and gated side access. At the rear there is a patio leading up to a laid-to lawn with mature trees and a storage shed at the rear of the garden.

This well proportioned family home benefits from uPVC double glazing, Gas central heating, attractive far reaching views over Swansea, and ample storage space. Ideally situated with easy access to Fforestfach retail park, the M4, Swansea City centre, Sketty and Gower College.

This would be an ideal Family Home or First Time Buy, that must be viewed in order to appreciate everything on offer.

EPC: E

Tenure: Freehold

Council Tax Band: C

FULL DESCRIPTION

Entrance Hallway

Entry via uPVC double glazed stained glass panel door with side panels.

Radiator, two storage cupboards, and Stairs to First Floor.

Doors into:

Living Room

12'4" (into bay) x 11'5" (into alcoves)
(3.78 (into bay) x 3.48 (into alcoves))

UPVC double glazed bay window to front, coved ceiling, and radiator.

Opening through to:

Dining Room

14'4" (into bay) x 11'5" (into alcoves)
(4.39 (into bay) x 3.48 (into alcoves))

UPVC double glazed bay window to rear, coved ceiling, radiator, and gas fireplace with surround.



Kitchen

15'0" x 6'2" (4.58 x 1.90)

Fitted with a range of wall and base units with worksurface over, set in one and a half stainless steel sink and drainer, four ring gas hob with extractor over, electric oven, plumb for washing machine and dishwasher, coved ceiling, tiled splashback, tiled floor, uPVC double glazed windows to side and rear, and uPVC double glazed glass panel door to side.

First Floor

Landing

UPVC double glazed stained glass panel to side, and loft access.

Doors into:

Bedroom One

13'7" (into bay) x 11'6" (into alcoves)
(4.16 (into bay) x 3.52 (into alcoves))

UPVC double glazed bay window to front, picture rail, and radiator.

Bedroom Two

12'3" x 11'5" (into alcove) (3.75 x 3.50 (into alcove))

UPVC double glazed window to rear, built-in storage cupboard housing boiler, and radiator.

Bedroom Three

6'11" x 6'3" (2.12 x 1.91)

UPVC double glazed window to front, fitted wardrobes, and radiator.

Bathroom

7'1" x 6'1" (2.16 x 1.87)

Three piece suite comprising P-shaped panel bath with shower over and splashback tiles, vanity wash hand basin, low level w/c, coved ceiling, chrome towel heater, tiled floor, and uPVC double glazed window to side.

External

Front

Off-Road parking opposite the property. Steps up to a Laid-to Lawn with a patio area, with gated side access.

Rear

Patio area with steps leading up to a laid-to lawn with mature trees, and a storage shed.

