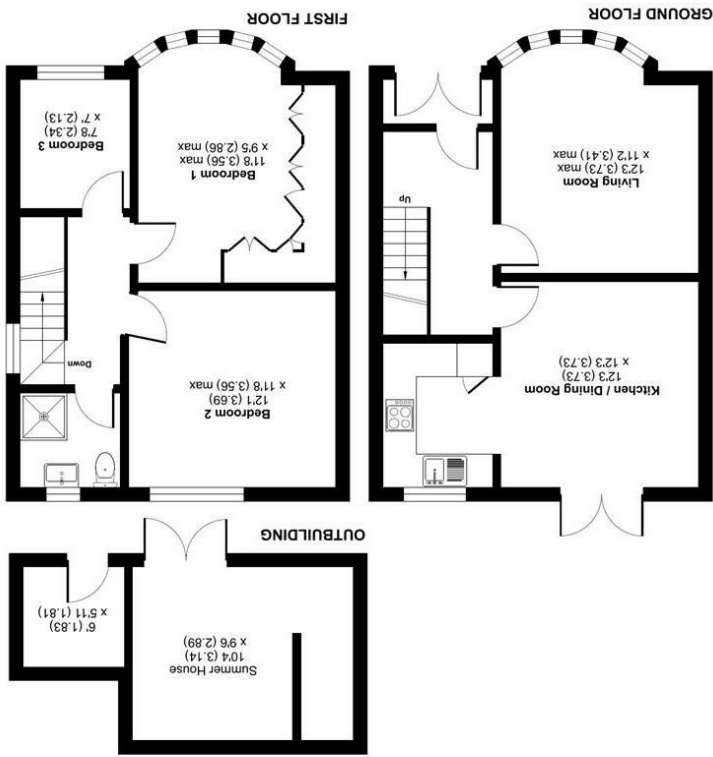


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

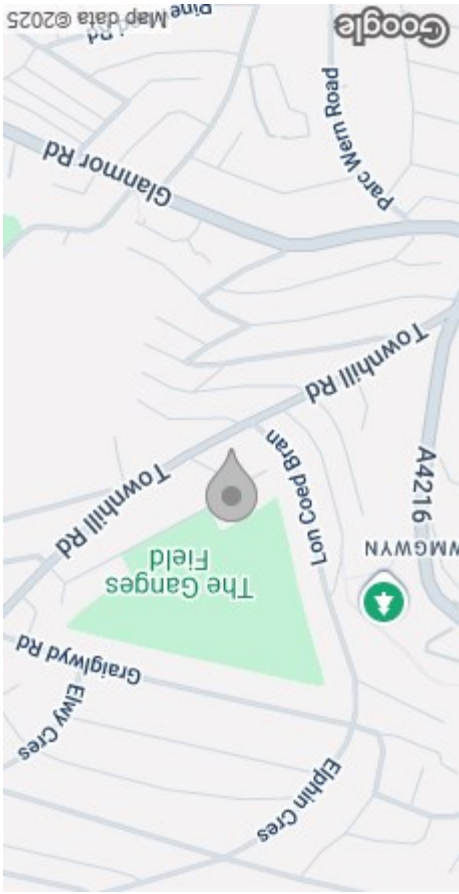
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 1324921. © Dawson 2025.



Approximate Area = 934 sq ft / 86.7 sq m
Outbuilding = 173 sq ft / 16 sq m
Total = 1107 sq ft / 102.7 sq m
For identification only - Not to scale

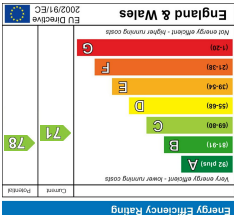
Townhill Road, Cockett, Swansea, SA2

FLOOR PLAN



AREA MAP

EPC



46 Townhill Road
Cockett, Swansea, SA2 0UR
Asking Price £300,000

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GENERAL INFORMATION

Beautifully Presented, Turn-Key Traditional Bay-Fronted Home with Stunning Sea Views

Offered to the market is this beautifully presented, turn-key traditional semi-detached home, enjoying an elevated position with far-reaching views over Swansea Bay.

Set across two floors, the ground floor comprises a welcoming entrance hallway, a front-facing living room featuring a striking bay window, a beautiful feature fireplace, and an electric fire. To the rear, a stylish navy kitchen is fitted with integrated appliances including a fridge/freezer, dishwasher, and hob. The kitchen opens into a bright and airy dining area, perfectly positioned to overlook the rear garden.

Upstairs, the first floor offers three bedrooms, with the master benefiting from full-height fitted wardrobes. A smartly appointed shower room completes the internal accommodation.

The property benefits from gas central heating and uPVC double glazing throughout.

Externally, from the gated front there is composite decking running all the way up the driveway onto the charming sitting area with views over the bay — an ideal spot for morning coffee or evening relaxation. The rear garden features composite decking, built in BBQ, steps up to a lawn, and a fantastic summerhouse equipped with power and lighting, along with an adjoining storage room. In front of the summerhouse, a further composite decked seating area provides the perfect place to unwind outdoors.

This wonderful home offers a blend of character, comfort, and coastal views — ready for its next owner to move straight in and enjoy.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM

12'2" max x 11'2" max (3.73 max x 3.41 max)

KITCHEN/DINING ROOM

12'2" x 12'2" (3.73 x 3.73)

FIRST FLOOR

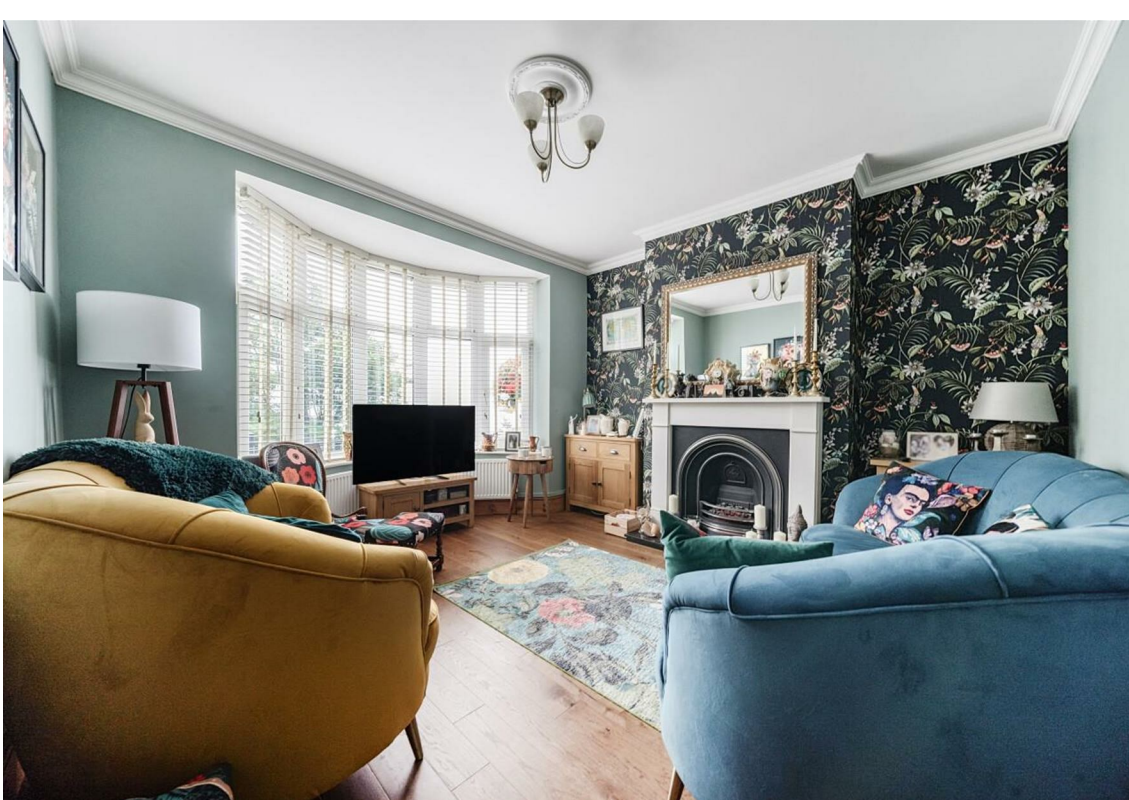
LANDING

BEDROOM 1

11'8" max x 9'4" max (3.56 max x 2.86 max)

BEDROOM 2

12'1" x 11'8" max (3.69 x 3.56 max)



BEDROOM 3

7'8" x 6'11" (2.34 x 2.13)

SHOWER ROOM

EXTERNAL

SUMMER HOUSE

10'3" x 9'5" (3.14 x 2.89)

TENURE

FREEHOLD

EPC

C

COUNCIL TAX

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

