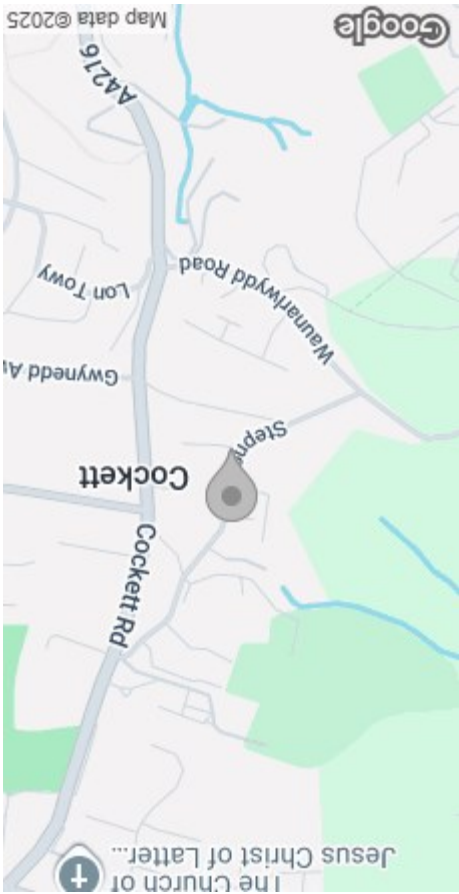


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While 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, 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.

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GENERAL INFORMATION

NO ONWARD CHAIN!! A FANTASTIC opportunity to acquire this Very Well Presented Semi-Detached Home that is located within a quaint cul-de-sac location in Cockett, being within a short distance to the local amenities such as Fforestfach Retail Park, Cwmdu and Sketty Cross, as well as Penllagaer Woods and Tycoch College.

This Bright and Airy home comprises; Storm Porch, Entrance Vestibule, Hallway, Living Room, Kitchen, Shower Room, Dining Room, Bedroom One, and a Loft Room with Ensuite Bathroom. Externally there is Driveway Parking leading to Garage, a laid-to lawn at the front with Mature Shrubbery, and a patio seating area at the rear with a laid-to lawn.

Benefitting from Gas Central Heating, Driveway Parking, uPVC double glazing throughout, this property would be ideal as a First-Time Buy or Downsizing Purchase! Early viewing is highly advised to ensure that you don't miss out!

FULL DESCRIPTION

ENTRANCE VESTIBULE

Entry via uPVC double glazed glass panel door. Spotlight. Glass panel door into:

HALLWAY

Spotlights, storage cupboard, and radiator. Door into:

LIVING ROOM

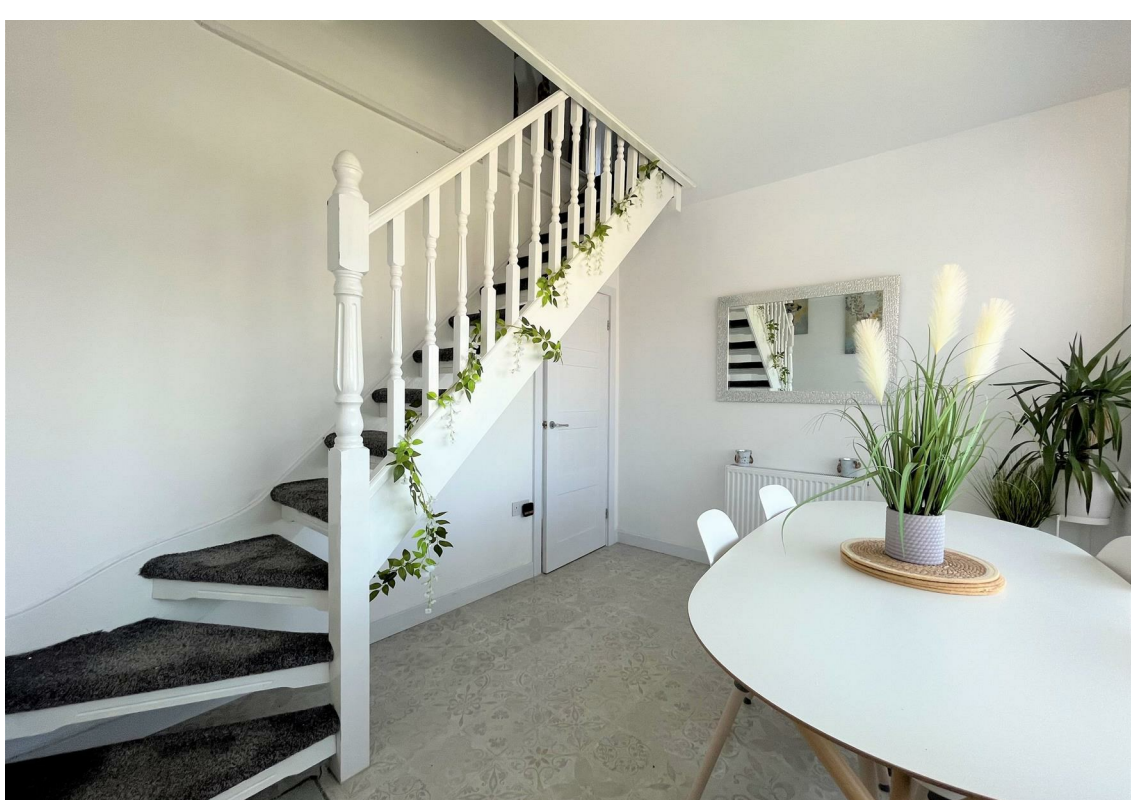
15'1" x 10'8" (4.60 x 3.26)
UPVC double glazed patio doors and windows to rear, spotlights, and radiator.

KITCHEN

10'7" x 8'10" (3.23 x 2.71)
Fitted with a range of wall and base units with worksurface over, set in one and a half sink and drainer, electric oven, four ring electric hob with extractor over, integrated dishwasher, spotlights, radiator, uPVC double glazed window to side, and uPVC double glazed glass panel door to rear.

BEDROOM ONE

11'10" x 10'8" (3.63 x 3.26)
UPVC double glazed window to front, spotlights, and radiator.



BEDROOM TWO

10'7" x 10'7" into bay (3.25 x 3.23 into bay)
UPVC double glazed bay window to front, uPVC double glazed window to side, radiator, and stairs to Loft Room.

SHOWER ROOM

6'5" x 5'6" (1.96 x 1.68)
Three piece suite comprising shower with electric shower and respatex style splashback, low level w/c, vanity wash hand basin, spotlights, chrome wall mounted towel heater, and uPVC double glazed window to side.

FIRST FLOOR

LOFT ROOM

16'6" x 10'11" (5.04 x 3.35)
UPVC double glazed window to front, spotlights, storage cupboard, cupboard housing boiler, and radiator. Door into:

ENSUITE BATHROOM

11'5" x 4'11" (3.50 x 1.50)
Three piece suite comprising panel bath, vanity wash hand basin, low level w/c, respatex style splashback, radiator, and uPVC double glazed window to side.

EXTERNAL

Front:
Driveway parking leading to Garage, and gated side access. Laid-to lawn with mature bushes.

Rear:
Patio seating area with a laid-to lawn, access into Garage.

Garage:
Access via up-and-over door. UPVC double glazed glass panel door and window to side, plumb for washing machine, and we have been advised that there is electricity.

PARKING

COUNCIL TAX

C

EPC RATING

D

TENURE

freehold

SERVICES

Mains gas, electric, water (billed) & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

