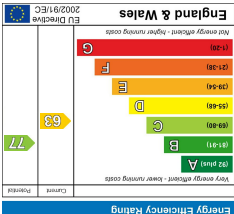


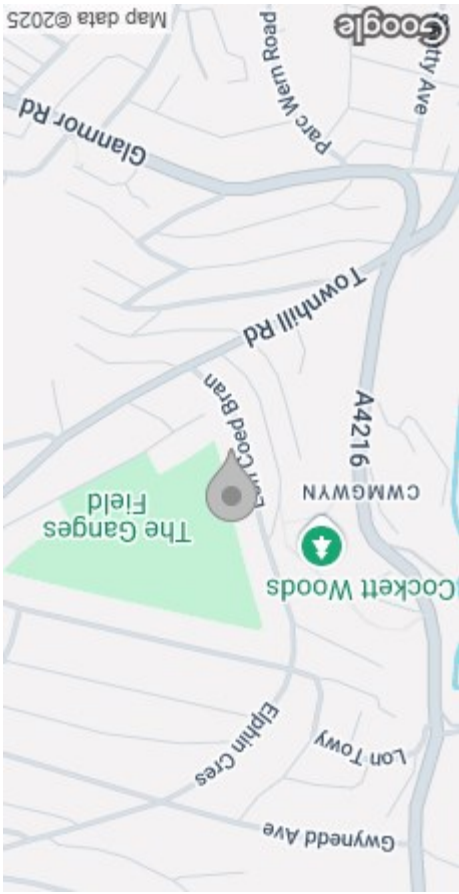
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EPC



AREA MAP



15 Lon Coed Bran
Cockett, Swansea, SA2 0YQ
Best Offers Over £200,000



GENERAL INFORMATION

No chain!! A wonderful opportunity to acquire this Spacious Traditional Semi-Detached Family Home, boasting a highly desirable location within the sought after area of Cockett, this offers generous living space that is ideal for any family!

This home comprises; Entrance hallway, Lounge, Dining Room and Kitchen to the Ground Floor. The First Floor benefits from Three Bedrooms and Family Bathroom. Externally there is a shared driveway at the front, with a court yard laid to lawn and to the rear there is a garden laid-to lawn.

Benefitting from uPVC Double Glazing, Gas Central Heating, Built-in Storage. This home is ideally located to provide easy access to Singleton hospital, Swansea University, Singleton Park, Sketty Cross and Tycoch Square, whilst being within good school catchment areas.

Viewing is highly advised to appreciate this welcoming Family Home!

EPC - D
Council Tax Band - D
Tenure - Freehold

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
11'6" x 10'9" (3.52 x 3.29)

SITTING/DINING ROOM
22'1" x 11'3" max (6.75 x 3.45 max)

KITCHEN
15'5" x 7'10" max (4.71 x 2.41 max)

FIRST FLOOR

LANDING

BEDROOM 1
12'1" x 10'5" (3.69 x 3.18)



BEDROOM 2
13'1" into bay x 9'8" max (4.01 into bay x 2.97 max)

BEDROOM 3
8'7" x 7'7" (2.62 x 2.33)

BATHROOM

EXTERNAL

FRONT - Shared driveway and garden laid to lawn.

REAR - Side covered storage area leading to a paved sit out area with a laid to lawn garden backing on to the park.

SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

