



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.



STEPNEY ROAD, COCKETT, SWANSEA, SA2 0FZ
ASKING PRICE £120,000



Ideally situated semi detached property offering easy access to Fforestfach retail Park, M4 and Sketty. This well proportioned home is an ideal project in need of modernisation throughout. Accommodation comprises kitchen, lounge/dining room, g/f bathroom and three bedrooms. Benefits include uPVC d/g, driveway parking, single detached garage, pleasant far reaching countryside views to rear and attractive gardens. Easy access to local shops and amenities. An ideal first time buy, investment purchase or downsize property. No Upward Chain Involved.

ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:-

HALLWAY

UPVC double glazed obscured glass window to front, staircase to first floor, built in understairs storage cupboard, wood effect vinyl floor covering, wooden doors off to:-

BATHROOM 2.042m x 1.806m (6'8" x 5'11")

White three piece suite comprising ow level w.c., pedestal wash hand basin, panelled bath, uPVC obscured glass window to side, ceramic splash back tiles, tiled effect vinyl floor covering.

LOUNGE/DINING ROOM 6.603M x 3.272m (21'8" x 10'9")

UPVC double glazed window to front and rear offering pleasant garden views, coving, set in coal effect electric fire with hearth, backdrop and surround, wooden glass panel door into:-

KITCHEN 2.538m x 2.280m (8'4" x 7'6")

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap,. Electric cooker point, uPVC double glazed window to rear offering attractive far reaching views over Swansea, ceramic splash back tiles, uPVC double glazed obscured glass panel door to rear leading out to garden, wall mounted "Dimplex" electric heater, tiled effect vinyl floor covering.

FIRST FLOOR



LANDING

Loft hatch, uPVC double glazed obscured glass window to side, wooden doors off to:-

BEDROOM 1 4.248m x 2.906m (13'11" x 9'7")

UPVC double glazed window to front offering a pleasant leafy garden outlook, coving.

BEDROOM 2 3.591m x 2.544m (11'9" x 8'4")

UPVC double glazed window to rear boasting a lovely far reaching countryside outlook, built in cupboard, housing water tank.

BEDROOM 3 2.662m x 2.559m (8'9" x 8'5")

UPVC double glazed window to rear enjoying beautiful countryside views, fitted wooden bedroom suite, tiled effect vinyl floor covering.

EXTERNAL

FRONT

Gated access onto driveway leading to garage and rear garden, pleasant laid to lawn area with a variety of attractive shrubs and bushes.

REAR

Pleasant tiered rear garden with a variety of mature attractive shrubs, trees and bushes, single detached garage. Views over countryside.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: G

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

