



15 Graigllwyd Road, Cockett, Swansea, SA2 0UY

An immaculate and beautifully well maintained traditional bay windowed semi detached property, tastefully modernised throughout, situated in a fantastically convenient location of Cockett with local shops and amenities on your doorstep. Comprising welcoming hallway, sitting room, lounge/diner with door out to rear garden, stylish kitchen/breakfast room, modern g/f shower room, three bedrooms and a f./f bathroom. Benefits include uPVC d/g, gas c/h, traditional features, driveway parking to front and a additional parking/storage area to rear, access via lane to side. Boasting a stunning privately enclosed south facing rear garden laid to lawn with paved and decked seating areas. Offering easy access to Fforestfach Retail Park, M4 and Singleton Hospital, Swansea University and the city centre. An ideal first time buy or family home with no upward chain involved.

Asking Price £144,950

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ENTRANCE

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

HALLWAY

Bright and welcoming hallway, uPVC double glazed obscured glass window to front, coving, staircase to first floor, dado rail, wood effect flooring, wood panelled doors off to:-

SITTING ROOM 3.781m into bay x 3.525m max (12'5" into bay x 11'7" max)

UPVC double glazed bay window to front, coving, wall mounted stone effect electric fire, radiator, light wood effect flooring.

LOUNGE/DINER 6.743m max x 3.049m max (22'1" max x 10'0" max)

UPVC double glazed window and sliding door to rear leading out to seating area in garden, two ornate ceiling roses, coving, dado rail, set in stone effect stainless steel gas fire with hearth, backdrop and surround, radiator, light wood effect laminate flooring.

KITCHEN/BREAKFAST ROOM 5.589m max x 2.085m max (18'4" max x 6'10" max)

Fitted with a range of white high gloss wall and base units incorporating work surface over, set in circular stainless steel sink and drainer with mixer tap, built in stainless steel "Electrolux" oven and grill with matching inset stained less steel four ring gas hob with stainless steel extractor hood over, integrated dishwasher, fridge and freezer, coving, Mosaic effect splash back tiles, breakfast bar, uPVC double glazed window to side and rear enjoying a pleasant garden outlook, cupboard housing electric meters, radiator, ceramic floor tiles, opening into:-

HALLWAY

UPVC double glazed obscured glass panel door to rear leading out to garden, uPVC double glazed obscured glass window to side, wall unit, open understairs storage area, plumbed for washing machine, ceramic floor tiles, wood panelled folding door into:-

SHOWER ROOM 1.910m x 1.223m (6'3" x 4'0")

White modern three piece suite comprising low level w.c., vanity unit wash hand basin with stainless steel mixer tap, step in sliding glass door corner shower cubicle with electric shower over, extractor fan, uPVC double glazed obscured glass window to side, white high gloss ceramic wall tiles with detailed border tiles, radiator, ceramic floor tiles.

FIRST FLOOR

LANDING

Bright and airy landing area, loft hatch, coving, uPVC double glazed obscured glass window to side, built in airing cupboard housing wall mounted gas combination boiler, dado rail, wood panelled folding doors off to:-

BEDROOM 1 3.706m x 3.215m` (12'2" x 10'7")

UPVC double glazed window to rear boasting a beautiful south facing garden outlook, coving, fitted hardwood wardrobes with shelving and overhead storage cupboards, radiator, light wood effect flooring.

BEDROOM 2 3.513m max x 3.056m max (11'6" max x 10'0" max)

UPVC double glazed window to front, coving, alcoves with hanging rails and shelving, radiator, wood effect laminate flooring.

BEDROOM 3 2.769m x 2.080m (9'1" x 6'10")

UPVC double glazed window to rear enjoying partial south facing sea views and a pleasant garden outlook, coving, radiator, wood effect laminate flooring.

BATHROOM 1.969m x 1.754m (6'6" x 5'9")

White three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, set in bath with stainless steel mixer tap and mixer shower over, ornate ceiling rose, coving, ceramic wall tiles, uPVC double glazed obscured glass window to front, wall mounted chrome towel radiator, wood effect flooring,

EXTERNAL

FRONT

Gated access leading to paved driveway providing off road parking for up to two vehicles, pleasant laid to lawn area, gated side access to rear garden.

REAR

Beautiful privately enclosed south facing rear garden laid to lawn with wall and wooden fence boundary, pleasant seating area, storage shed and decked area. An additional parking/storage area is located to the rear behind garden accessed via lane to side with up and over access door.

N.B.

New boiler installed end of 2016.

Electrics updated 2018.

Hot tub is not included in sale however is negotiable.

DIRECTIONS

From our Sketty showroom proceed to the traffic lights, turn right onto Vivian Road continue straight through mini roundabout at junction turn left, turning immediately right onto Townhill Road, continue to the very top at roundabout turn first left onto Graig Llwyd and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

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