



70 Graiglwydd Road, Cockett, Swansea, SA2 OXA

An opportunity to acquire an extended semi detached house that has been well maintained throughout and benefits from no upward chain. Well located for access to City Centre, Fforestfach Retail Park and M4. The immaculate accommodation comprises 3 bedrooms, modern first floor bathroom, fitted kitchen/diner, lounge with french doors leading to rear garden and shower room. Upvc double glazing and gas central heating. Externally there is a low maintenance garden to the front with driveway parking and a pleasant rear enclosed level laid to lawn garden. Viewing of this lovely home comes highly recommended.

Asking Price £139,950

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HALLWAY

Enter via uPVC double glazed entrance door, stairs to first floor level, radiator.

SHOWER ROOM

Suite comprising low level w.c., wash hand basin set in vanity unit and shower, tiled walls, radiator, frosted uPVC double glazed window to front aspect.

LOUNGE 7.833m into bay x 3.519m max (25'8" into bay x 11'7" max)

UPVC double glazed bay window to front, uPVC double glazed french doors to rear garden, coving, feature fireplace with coal effect log flame gas fire, two radiators.

KITCHEN/DINER 6.062m x 2.039m max (19'11" x 6'8" max)

Fitted with a range of matching wall and base units incorporating work preparation surface with tiled splash back, stainless steel sink unit and drainer, gas cooker point, space for fridge freezer, plumbed for washing machine machine, breakfast bar, tiled floor, coving, uPVC double glazed window to rear overlooking lawned garden, two radiators, uPVC double glazed window and external door to side, built in storage cupboard.

FIRST FLOOR

LANDING

UVC double glazed window to side aspect, loft access.

BEDROOM 1 3.700m x 3.185m max (12'2" x 10'6" max)

UPVC double glazed window to rear aspect.

BEDROOM 2 3.525m max x 3.048m (11'7" max x 10'0")

UPVC double glazed window to front, radiator.

BEDROOM 3 2.714m x 2.074m (8'11" x 6'9")

UPVC double glazed window to rear aspect, radiator.

BATHROOM

Modern three piece suite comprising low level w.c, pedestal wash hand basin, panelled bath, tiled walls with Mosaic border, tiled floor, chrome ladder style radiator, uPVC double glazed frosted window to front. Airing cupboard with gas combination boiler.

EXTERNAL

FRONT

Low maintenance paved driveway with chipping covered area.

REAR

Enclosed laid to lawn garden with patio.

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 Graiglwydd and the property can be found on the right 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.