



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



**32 GRAIGLWYDD ROAD, COCKETT, SWANSEA,  
ASKING PRICE £149,950**



Dawsons are pleased to market this 3 bedroom semi detached property situated in a convenient location of Cockett. This surprisingly spacious and bright home comprises of large lounge/diner, kitchen, utility room, cloakroom, f/f bathroom and 3 Bedrooms. Benefits include gas central heating, uPVC D/G, driveway parking, fully enclosed sizeable rear garden and far reaching views over the mountainside. This bright and airy property would make a great family home, first time buy or investment. It is within walking distance to shops, local amenities and playing fields. Within easy access to M4, Fforestfach Retail Park, and City Centre. Viewing is advised to admire this properties light and spacious appearance. No Chain. Vacant possession.

**ENTRANCE**

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

**HALLWAY**

Tulip wood feature staircase to first floor, built in understairs storage cupboard, radiator, wood effect flooring, doors off to:-

**CLOAKROOM**

White two piece suite comprising low level w.c., wall mounted wash hand basin, uPVC double glazed obscured glass window to side, extractor fan, wood effect flooring.

**LOUNGE/DINER 7.398m max x 3.502m max (24'3" max x 11'6" max)**

UPVC double glazed bay window to front, uPVC double glazed patio doors to rear opening out into garden, set in coal effect gas fire with surround, marble effect hearth and backdrop, alcove with built in cupboards and shelving, radiator, partial wood effect flooring.

**UTILITY ROOM 2.696m x 2.071m max (8'10" x 6'9" max)**

UPVC double glazed window to side, built in cupboard housing electric switchboard, wall mounted "Worcester" combi boiler, marble effect work surface, space for washing machine and tumble dryer, radiator, wood effect flooring, opening into:-

**FIRST FLOOR**

**LANDING**

UPVC double glazed window to side, loft hatch, doors off to:-



**BEDROOM 1 3.726m x 3.185m into alcove (12'3" x 10'6" into alcove)**

UPVC double glazed window to rear, alcove, radiator.

**BEDROOM 2 3.507m into alcove x 3.033m (11'6" into alcove x 9'11")**

UPVC double glazed windows to front, alcove, radiator.

**BEDROOM 3 2.721m x 2.088m (8'11" x 6'10")**

UPVC double glazed window to rear, radiator.

**BATHROOM 1.687m x 1.360m (5'7" x 4'6")**

White three piece suite comprising of low level w.c., pedestal wash hand basin, panelled bath with mixer tap and overhead electric shower, uPVC double glazed obscured glass window to front, built in airing cupboard housing wall mounted radiator and shelving, ceramic wall tiles, tiled effect vinyl flooring.

**EXTERNAL**

**FRONT**

Open access onto driveway, pathway leading to entrance, gated side access.

**REAR**

Fully enclosed laid to lawn rear garden, securely fenced, with patio seating area, external tap, far reaching view over the Brecon Beacons.

**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.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

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

