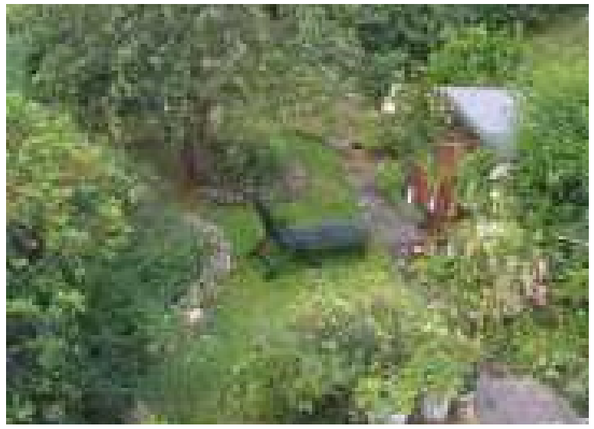

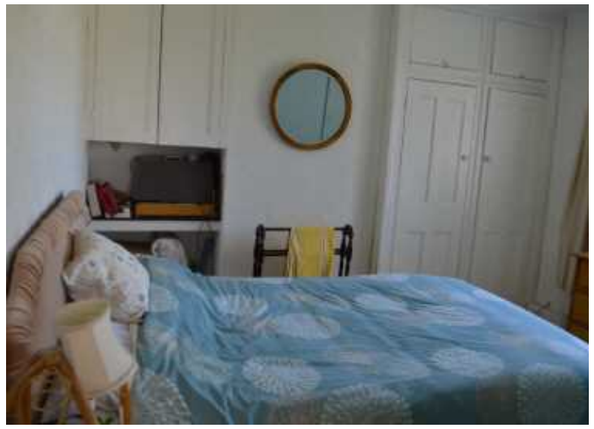

Dawsons
estate agents

161 Cockett Road, Cockett, Swansea, SA2 0FG

Situated in the popular area of Cockett this traditional semi detached property offers an ideal opportunity for a first time buyer or investment purchase. The accommodation comprises three bedrooms, lounge, dining room, kitchen & bathroom. Pretty gardens and patio to the rear. Gas central heating with combination boiler, uPVC double glazing .Viewing is recommended. Easy access to the M4 and Fforestfach retail park and local shops .No onward chain. EPC = D.

Asking Price £129,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: 01792 299 655 | F: 01792 280 669
sk@dawsonsproperty.co.uk

Relocation agent network
relocation-agent-network.co.uk

The Property Ombudsman

Enter via glass panelled door to:-

HALLWAY
Radiator, staircase to first floor, understairs storage.

LOUNGE 3.686m x 3.529m max (12'1" x 11'7" max)
Radiator, uPVC double glazed french doors to rear with views over the pretty garden.

DINING ROOM 3.656m max x 3.044m (12'0" max x 10'0")
Radiator, uPVC double gazed window to front, feature fireplace.

KITCHEN 2.631m x 1.926m (8'8" x 6'4")
Ceramic tiled floor, wall and base drawer units, stainless steel sink and drainer, plumbed for washing machine, gas cooker point, uPVC double glazed window to side, uPVC double glazed glass panel door to rear, radiator.

FIRST FLOOR

LANDING
UPVC double glazed window to side, access to boarded loft.

BEDROOM 1 3.474m x 2.781m (11'5" x 9'1")
Radiator, range of fitted wardrobes, uPVC double glazed window to rear.

BEDROOM 2 3.625m x 3.327m (11'11" x 10'11")
Radiator, Fitted wardrobes, uPVC double glazed window to front.

BEDROOM 3 1.836m x 2.093m (6'0" x 6'10")
Radiator, uPVC double glazed window to front,

BATHROOM
Claw foot bath with electric shower over, pedestal wash basin, w.c., radiator, uPVC double glazed window to rear.

EXTERNAL

FRONT
Small paved courtyard to front with mature shrubs.

REAR
Pretty private garden with patio area laid to lawn with an abundance of mature shrubs, trees and garden shed.

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.