



## 12 Waunarlwydd Road, Cockett, Swansea, SA2 0GB

Charming and deceptively spacious extended semi detached cottage situated in a popular location in the convenient area of Cockett. This surprisingly well proportioned property comprises entrance porch, lounge, open plan kitchen/diner, rear porch, ground floor bathroom, three bedrooms and a modern Ensuite shower room. Benefits include majority Upvc d/g, gas c/h, built in storage, open far reaching views to rear, driveway parking, garage and a sizeable enclosed laid to lawn rear garden offering an abundance of mature shrubs, trees and bushes, patio seating areas and three storage sheds. Offering easy access to Sketty, Fforestfach retail park, the M4, Swansea University and Singleton hospital. In need of modernisation this property offers great potential and would make an ideal project , first time buy or investment purchase. No upward chain involved.

**Asking Price £140,000**

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Enter via Upvc double glazed obscured glass panel door into:

**ENTRANCE PORCH 1.694m x 1.300m (5'7" x 4'3")**

UPVC double glazed windows to front and sides, wood effect flooring, glass panel door into:

**LOUNGE 3.892m x 3.327m (12'9" x 10'11")**

UPVC double glazed window to front enjoying a pleasant outlook over garden, wooden ceiling beams, two built-in alcove storage cupboards, set in coal effect gas fire with hearth, backdrop and surround, radiator, wood effect flooring, wooden glass panel door into:

**OPEN PLAN KITCHEN/DINER**

**DINING ROOM 3.841m x 2.307m (12'7" x 7'7")**

Wooden ceiling beams, staircase to 1st floor, open under stairs storage area, radiator, wood effect flooring, opening into

**KITCHEN 3.133m x 2.368m (10'3" x 7'9")**

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, gas cooker point, door into bathroom, ceramic splashback tiles, plumbed for washing machine, cupboard housing wall mounted 'Baxi' gas combination boiler, neutral ceramic floor tiles, wooden glazed window and door into:

**REAR PORCH 2.142m x 1.380m (7'0" x 4'6")**

UPVC double glazed windows to side and rear boasting a lovely outlook over garden, Upvc double glazed obscured glass panelled door to side leading out to patio seating area, vinyl floor covering.

**BATHROOM 1.735m min x 1.720m max (5'9" min x 5'8" max)**

White two piece suite comprising pedestal wash hand basin with stainless steel mixer tap, set in panelled bath with stainless steel mixer tap and electric shower over, Upvc double glazed obscured glass window to rear, ceramic wall tiles, radiator, ceramic floor tiles, door into:-

**W.C. 1.300m x 0.822m (4'3" x 2'8")**

Low-level WC, ceramic wall and floor tiles.

**FIRST FLOOR**

**LANDING**

Split level landing, skylight , radiator, wood panelled doors off to:

**BEDROOM 1 3.282m x 2.962m (10'9" x 9'9")**

UPVC double glazed window to rear enjoying a lovely far-reaching outlook and garden views, built in sliding door fitted wardrobes, loft hatch, radiator, wood panel door into:

**EN SUITE 3.002m max x 1.798m (9'10" max x 5'11")**

White modern three-piece suite comprising low-level WC, vanity unit wash hand basin with stainless steel mixer tap, vanity mirror and spotlighting, step in double shower cubicle with stainless steel mixer shower over, inset ceiling spotlights, ceramic wall tiles, Upvc double glazed obscured glass window to front, wall mounted towel radiator, ceramic floor tiles.

**BEDROOM 2 3.856m x 3.302m (12'8" x 10'10")**

Upvc double glazed window to front, fitted full width wardrobes, radiator.

**BEDROOM 3 2.397m x 2.378m (7'10" x 7'10")**

Upvc double glazed window to rear boasting an open outlook, radiator.

**EXTERNAL**

**FRONT**

Gated access onto driveway leading to garage, pleasant laid to lawn area.

**REAR**

A sizeable enclosed laid to lawn rear garden offering an abundance of mature shrubs, trees and bushes, patio seating areas, three storage sheds and rear access into garage.

**GARAGE 5.146m x 2.961m (16'11" x 9'9")**

Electric up and over door leading into a single garage with strip lighting, electric power points and UPVC double glazed window and door to rear garden.

**TENURE:** Freehold

**COUNCIL TAX:** B

**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.