



4 St Peters Terrace, Cockett, Swansea, SA2 0FW

Deceptively spacious traditional style detached property conveniently located at the heart of Cockett being just a stones throw away from local amenities. This lovely family home briefly comprises of lounge, dining room & kitchen to ground floor with a further three generous bedrooms and bathroom to first floor. Benefits include Upvc D/G, gas central heating, duel fuel log burner, ample living space, off road parking, detached garage and outbuilding with potential of becoming gym, studio or office. This attractive property is within easy access to Fforestfach Retail Park, M4, Sketty & Swansea City Centre. It would make a great first time buy, family home or investment. Viewing is a must to admire its generous size, well maintained condition and ideal location. EPC=E.

Asking Price £179,950

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





ENTRANCE

Enter via uPVC double glazed obscure glass door into inner porch, original coving, wooden patterned glass door into:-

HALLWAY

Original coving, ornate Corbells, staircase to first floor, understairs storage facility, two radiators, wooden doors off to:-

LOUNGE 6.559m x 3.578m max (21'6" x 11'9" max)

Two UPVC double glazed sash windows to front and rear, coving, free standing electric fireplace with marble effect hearth and backdrop with wooden surround, two radiators, wooden flooring.

DINING ROOM 4.051M X 3.026M (13'3" X 9'11")

UPVC double glazed sash window to side, set in duel fuel log burner with slate heart, brick backdrop and wooden surround, radiator, opening into:-

KITCHEN 4.855m x 2.901m (15'11" x 9'6")

Fitted with a range of wooden wall and base units with marble effect work surface over, set in 1½ stainless sink and drainer, integrated electric "Hotpoint" oven, five ring gas hob and integrated extractor hood over, wall mounted "Valliant" combi boiler, space for American style fridge freezer, uPVC double glazed window to side, ceramic splash back tiles, radiator, tiled flooring and uPVC double glazed obscure glass door to side leading out to rear garden.

FIRST FLOOR

LANDING

Loft hatch, UPVC double glazed obscure glass window to side, built in storage cupboard, radiator, wooden doors off to:-

BEDROOM 1 4.847M X 3.347M (15'11" X 11'0")

Two uPVC double glazed sash windows to front, coving, radiator.

BEDROOM 2 3.202m x 3.060m (10'6" x 10'0")

UPVC double glazed sash window to rear, radiator.

BEDROOM 3 4.059m x 2.051m (13'4" x 6'9")

UPVC double glazed window to side, radiator.

BATHROOM 2.931m x 2.153m (9'7" x 7'1")

Fitted with a white modern three piece suite comprising low level w.c., pedestal wash hand basin with waterfall effect mixer tap, panelled bath with overhead stainless steel shower, uPVC double glazed obscure glass window to rear, ceramic splash back wall tiles, modern towel radiator, vinyl floor covering.

EXTERNAL

FRONT

Enclosed and gated low maintenance patio front garden with driveway leading to detached single garage.

REAR

Fully enclosed sizeable laid to lawn and patio seating area with external detached garage, outbuilding with uPVC double glazed obscure windows and door, full electric with the potential to be a office, studio or gym etc, gated access on each side of property.

N.B.

The vendor works for Dawsons.

DIRECTIONS:-

From our Sketty showroom proceed along Gower Road to the traffic lights, turn right onto Vivian Road, proceed straight ahead to the mini roundabout, go straight ahead, at second roundabout, turn left onto Cockett Road, proceed straight ahead, at second set of traffic lights, straight ahead again, carry on past St Peters Church, first turning right and a sharp left into St Peters Terrace, and the property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

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.