



33 St Peters Ave, Cockett, Swansea, SA5 5BX

Offering a peaceful cul de sac location within the popular and convenient area of Cockett. This deceptively spacious detached bungalow in need of modernising boasts great potential offering a sizeable plot, well-proportioned rooms and attractive far reaching woodland views. Comprising to the ground level, entrance hallway with built in storage cupboard and staircase leading up to the first floor offering a modern kitchen, sizeable lounge/dining room, three double bedrooms, an Ensuite shower room and a family bathroom. Benefits include Upvc d/g, gas c/h, ample built in storage space, driveway parking, single garage with potential to convert into another room/office and a generous tiered garden with patio and lawned areas. An ideal family home or project with no upward chain involved. Just a short distance from local shops, amenities, a regular bus service, Fforestfach retail park and the M4.

Asking Price £164,950

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





GROUND FLOOR

ENTRANCE

Enter via hardwood obscured glass panel door into:

HALLWAY

UPVC double glazed window to front, sizeable built in under stairs cupboard offering ample storage space, staircase to first floor, radiator.

FIRST FLOOR

HALLWAY

Coving, loft hatch, built in airing cupboard housing shelving and radiator, radiator, doors off to:

KITCHEN 3.341m max x 2.660m min (10'11" max x 8'9" min)

Modern kitchen fitted with a range of wooden wall and base units incorporating work surface over, set in 1 1/2 bowl stainless steel sink and drainer with mixer tap and waste disposal, built in stainless steel oven and grill, matching microwave oven, set in four ring electric hob with stainless steel extractor hood over, integrated dishwasher and washer dryer, built in wine rack, cupboard housing wall mounted 'Glowworm' gas combination boiler, coving, neutral ceramic splashback tiles, Upvc double glazed window to front boasting an attractive far reaching wooded outlook, radiator, tiled effect vinyl floor covering.

LOUNGE/DINING ROOM 6.357m max x 3.426m min (20'10" max x 11'3" min)

Spacious lounge/dining room, UPVC double glazed window and obscured glass panel door to rear leading out to garden, coving, radiator.

BEDROOM 1 3.886m max x 3.249m max (12'9" max x 10'8" max)

UPVC double glazed window to front offering a beautiful far reaching woodland outlook, built in wardrobe, radiator, door into:

EN SUITE 1.949m x 1.437m (6'5" x 4'9")

Three-piece suite comprising low-level WC, pedestal wash hand basin, step in shower cubicle with electric shower over, UPVC double glazed obscured glass window to front, ceramic wall tiles, strip light with shaving point, radiator.

BEDROOM 2 3.949m max x 2.833m min (13'0" max x 9'3" min)

UPVC double glazed window to rear enjoying a pleasant leafy green outlook over garden, built-in wardrobe, radiator.

BEDROOM 3 3.449m x 2.564m (11'4" x 8'5")

UPVC double glazed window to rear offering an attractive garden outlook, radiator.

BATHROOM 2.170m x 1.953m (7'1" x 6'5")

Three-piece suite comprising low-level WC, pedestal wash hand basin, set in panelled bath, UPVC double glazed obscured glass window to front, ceramic wall tiles, strip light with shaving point, radiator.

EXTERNAL

FRONT

Open access onto driveway leading to an external porch with access into garage, laid to lawn areas and steps to side leading to rear garden.

GARAGE 5.693m x 2.591m (18'8" x 8'6")

Single garage with potential to convert into a room/office, up and over door, lighting, electrics, fixed shelving.

REAR

An impressive tiered rear garden with patio seating area and laid to lawn areas offering great potential and some beautiful far reaching woodland views.

N.B.

The integrated fridge/freezer is not in working order and will be sold as seen with property.

LEASE INFORMATION

Tenure: Leasehold - 99year lease starting from 29/9/90, the ground rent is £160 per annum and is managed by Rees Richards & Partners

The cost to purchase the Freehold has been quoted for the sum of £4500 excluding fees

N.B.

The Council Tax is normally a Band E, however, for 6 months the property is a Band F, please speak to a member of Dawsons Staff.

DIRECTIONS

From our Sketty office, proceed to the traffic lights on Gower Road and turn right onto Vivian Road. Continue ahead through first mini roundabout and at the second, turn left onto Cockett Road. At the second set of traffic lights turn left onto Cwmbach Road. Take the first turning left onto Aldwyn Road and then first right onto St Peters Avenue, where the property is situated on the left hand side,

TENURE: Leasehold

COUNCIL TAX: F

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.