



### 11 Cotswold Close, Fforestfach, Swansea, SA5 5AZ

Enjoying a quiet and well kept cul de sac location this lovely semi detached property presented in good order offers an entrance porch, lounge leading into a modern kitchen/dining room with french doors out to garden, three bedrooms and a first floor bathroom. Benefits include Upvc d/g, gas c/h, sizeable driveway offering ample off road parking leading to a single garage and a pleasant level enclosed laid to lawn garden with patio seating area and storage cupboards. Boasting a convenient location within the popular area of Fforestfach offering easy access to local shops, amenities, a regular bus service, Fforestfach retail park, the M4, Singleton hospital and Swansea University. An ideal family home, first time buy or investment purchase with no upward chain involved. EPC = D.

**Asking Price £189,950**

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## ENTRANCE

Enter via UPVC double glazed obscured stained glass panel door into:-

## PORCH 1.900m x 0.898m (6'3" x 2'11")

UPVC double glazed obscured glass windows to front and sides, UPVC double glazed obscured glass panel door into:-

## HALLWAY

UPVC double glazed windows to front, coving, staircase to first floor, cupboard housing wall mounted gas combination boiler, radiator with wood surround, door into:

## LOUNGE 4.665m max x 4.198m max (15'4" max x 13'9" max)

Upvc double glazed window to front enjoying a lovely garden view outlook, coving, two wall lights, understairs storage area, set in coal effect electric fire with hearth, backdrop and wood surround, wood effect flooring, wooden glass panel double doors into:

## KITCHEN/DINING AREA 5.352m x 2.863m (17'7" x 9'5")

Attractive kitchen fitted with with a range of wooden wall and base units incorporating work surface over, set in stainless steel circular sink and drainer with mixer tap, built in Indesit' electric double oven and grill, set in stainless steel 'Indest' four ring gas hob with integrated extractor hood over, integrated fridge, plumbed for washing machine, coving, Upvc double glazed window and french doors to rear opening out onto patio area with a pleasant outlook over garden , Upvc double glazed obscured glass panel door to side leading out to garden, ceramic splash back tiles, radiator, ceramic floor tiles.

## FIRST FLOOR

### LANDING

UPVC double glazed obscure glass window to side, loft hatch with pulldown ladder leading to boarded loft space with lighting offering ample storage, built in airing cupboard with radiator, wood panel doors off to:-

## BEDROOM 1 3.904m max x 3.000m max (12'10" max x 9'10" max)

UPVC double glazed window to front enjoying an open outlook with far-reaching views, coving, built in wardrobes, radiator.

## BEDROOM 2 3.037m x 2.889m (10'0" x 9'6")

UPVC double glazed window to rear enjoying a pleasant leafy green outlook over garden, coving, radiator.

## BEDROOM 3 2.971m x 2.056m (9'9" x 6'9")

UPVC double glazed window to front with an open far-reaching outlook, coving, radiator.

## BATHROOM 2.043m x 1.691m (6'8" x 5'7")

UPVC double glazed window with open far-reaching views, coving, radiator.

## EXTERNAL

### FRONT

Open access onto driveway offering ample off road parking, leading to a single garage with up and over door, lighting and electrics, a pleasant laid to lawn area and gated side access to rear garden.

## REAR

A pleasant level enclosed rear garden laid to lawn with patio seating area and storage cupboards.

TENURE: Leasehold - 1000 years from 1974

Ground Rent: £16 per annum

## DIRECTIONS

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. At the second mini-roundabout turn left onto Cockett Road. Continue through two sets of traffic lights onto Station Road. Take the turning left onto Weig Fach Lane. Take the first turning right onto Cotswold Close and the property can be found on the right hand side.

TENURE: Leasehold

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.