



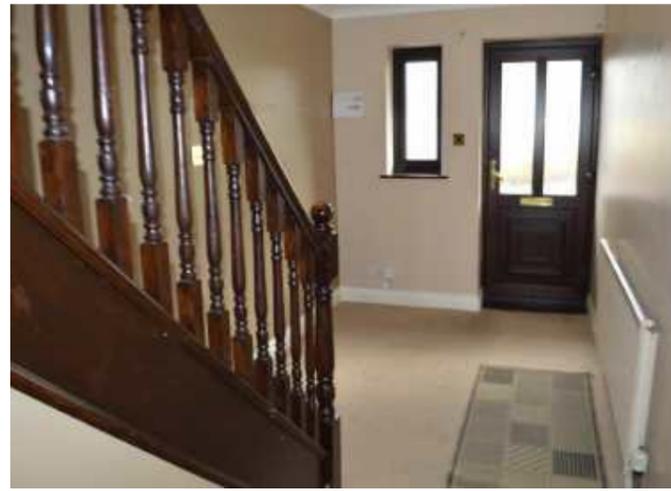
1 Pen Y Cwm, Cockett, Swansea, SA2 0FL

A spacious detached family home boasting ample living space throughout offering a welcoming entrance hallway, cloakroom, lounge, kitchen/dining room with french door to garden, utility room, four double bedrooms, an Ensuite shower room and family bath/shower room. Benefits include Upvc d/g, gas c/h, ample storage space, a pleasant enclosed level laid to lawn garden, driveway and garage. Offering easy access to Fforestfach retail park, the M4, Singleton hospital and Swansea University. An ideal family home within walking distance of Dylan Thomas community school. No upward chain involved. No Chain. EPC = C.

Asking Price £349,950

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 obscured glass panel door into:

HALLWAY

Sizeable welcoming entrance hallway, Upvc double glazed obscured glass window to front, coving, staircase to first floor, radiator, doors off to:

CLOARKOOM 1.935m x 0.775m (6'4" x 2'6")

Two piece suite comprising low level WC, pedestal wash hand basin with mixer tap, extractor fan, ceramic wall tiles, radiator, vinyl floor covering.

LOUNGE 6.610m into bay x 3.578m max (21'8" into bay x 11'9" max)

Upvc double glazed bay window to front, coving, wall lights, wooden double doors into kitchen/dining room, ornate fire surround with hearth and backdrop, radiator.

OPEN PLAN KITCHEN/DINING ROOM 8.348m max x 3.557m max (27'5" max x 11'8" max)

KITCHEN 5.465m max x 3.580m max DINING ROOM 3.557m x 2.698m

Fitted with a range of modern wood wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, gas and electric cooker points with extractor hood over, built in wine rack, coving, Upvc double glazed windows and French doors to rear boasting a lovely garden outlook, ceramic splash back tiles, wooden double doors into lounge, radiator, tiled effect vinyl floor covering, door into:

UTILITY ROOM 2.525m x 2.435m (8'3" x 8'0")

Fitted with a range of wall and base units incorporating work surface over, set in stainless steel sink and drainer, plumbed for washing machine, coving, Upvc double glazed window and door to side leading out to garden, wall mounted gas combination boiler, door into garage, tiled effect vinyl floor covering.

FIRST FLOOR

LANDING

Loft hatch with pull down ladder.

BEDROOM 1 3.913m x 3.570m (12'10" x 11'9")

Upvc double glazed window to front, radiator, door into:

EN SUITE 2.075m x 1.705m (6'10" x 5'7")

Modern four piece suite comprising low level WC, pedestal wash hand basin with stainless steel mixer, step in double shower cubicle with electric shower over, built in cupboard, Upvc double glazed obscured glass window to side, ceramic wall tiles, radiator, vinyl floor covering.

BEDROOM 2 4.731m x 3.001m (15'6" x 9'10")

Two Upvc double glazed windows to front, built in wardrobes offering ample storage space, radiator.

BEDROOM 3 4.735m x 2.815m (15'7" x 9'3")

Two Upvc double glazed windows to rear enjoying a pleasant leafy green outlook over garden, radiator.

BEDROOM 4 3.836m x 3.537m (12'7" x 11'7")

Upvc double glazed window to rear boasting an attractive leafy green outlook, radiator.

BATH/SHOWER ROOM 3.198m x 2.493m (10'6" x 8'2")

Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath, step in shower cubicle with shower over, Upvc double glazed obscured glass window to side, ceramic wall tiles, radiator, vinyl floor covering.

EXTERNAL

FRONT

Front open access onto driveway leading to garage. Pleasant lawned area.

GARAGE 5.600m x 2.513m (18'4" x 8'3")

Single garage with up and over entrance door, internal door into utility room.

REAR

A sizeable level enclosed laid to lawn rear garden with patio seating area.

DIRECTIONS:-

From our Sketty showroom take a right at the traffic lights onto Vivian Road. Follow the road along continuing through the first mini roundabout. At the second mini roundabout bear left onto Cockett Road and follow the road along taking the fourth turning left onto Stepney Road. The property can be found on the right hand side just before entering Pen Y Cwm.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli