



71 Graiglwydd Road, Cockett, Swansea, SA2 0UZ

Offering stunning sea views across Swansea Bay and Mumbles Head this beautifully presented semi detached property backing on to the Ganges playing fields boasts a lovely open aspect with leafy green views. Situated within the popular area of Cockett this bright and welcoming home comprises lounge with doors leading out to garden, dining room, kitchen/breakfast room, three bedrooms and a first floor bathroom. Benefits include Upvc d/g, gas c/h, ample built in storage, driveway and garage. Enjoying an attractive level enclosed laid to lawn rear garden with an abundance of mature shrubs, trees and bushes and a pleasant patio seating area. Offers easy access to Sketty, Swansea city centre, Singleton hospital and Swansea University. An ideal family home, investment or downsize purchase with no upward chain involved.

Asking Price £155,000

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ENTRANCE

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

HALLWAY 4.246m x 1.784m (13'11" x 5'10")

Bright and welcoming entrance hallway, UPVC double glazed obscured stained glass window to front, staircase to first floor, radiator, wood effect flooring, doors off to:

DINING ROOM 3.726m into bay x 3.514m into alcove (12'3" into bay x 11'6" into alcove)

UPVC double glazed bay window to front enjoying a pleasant outlook over garden, coving, alcoves, wall lights, radiator, wood effect flooring.

LOUNGE 6.012m max x 3.167m max (19'9" max x 10'5" max)

UPVC double glazed sliding glass panel doors to rear leading out to garden enjoying a pleasant leafy green outlook, two ornate ceiling roses, coving, wall lights, set in coal effect gas fire with marble hearth and backdrop with wood surround, wood effect flooring.

KITCHEN/BREAKFAST ROOM 4.956m x 2.047m (16'3" x 6'9")

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel circular sink and drainer with mixer tap, gas cooker point with extractor hood over, plumbed for washing machine, space for free standing fridge/freezer, high-gloss ceramic splashback tiles, coving, UPVC double glazed window to side, UPVC double glazed window to rear boasting an attractive garden outlook, built-in storage cupboard, door leading to garage, wood effect flooring.

FIRST FLOOR

LANDING 2.094m max x 1.982m (6'10" max x 6'6")

UPVC double glazed obscured glass window to side, loft hatch leading to boarded loft space, coving, doors off to:

BEDROOM 1 3.743m x 3.156m (12'3" x 10'4")

UPVC double glazed window to rear boasting a fantastic Seaview outlook over Swansea Bay and Mumbles head and stunning views over the Ganges playing fields, coving, fitted wardrobes and cupboards offering ample storage space, radiator.

BEDROOM 2 3.543m x 3.052m (11'7" x 10'0")

UPVC double glazed window to front, fitted wardrobes offering ample storage space, radiator.

BEDROOM 3 3.138m x 2.085m (10'4" x 6'10")

UPVC double glazed window to rear enjoying fantastic far-reaching Sea views over Swansea Bay and Mumbles head and beautiful leafy green views over the Ganges playing fields, fitted

wardrobe and cupboards offering ample storage space, radiator.

BATHROOM 2.062m x 1.729m (6'9" x 5'8")

White three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, set in panelled bath with electric shower over, UPVC double glazed obscured glass window to front, ceramic wall tiles with feature border tiles, wall mounted towel radiator, vinyl floor covering.

EXTERNAL

FRONT

Pleasant laid to lawn front garden offering a variety of attractive shrubs and bushes, driveway parking leading to garage.

GARAGE 5.701m x 2.000m (18'8" x 6'7")

Double doors into garage, storage cupboard, lighting and electric power points, door into kitchen/breakfast room, door leading out to rear garden.

REAR

A beautiful level enclosed laid to lawn rear garden boasting an abundance of attractive shrubs. Trees and bushes backing on to the Ganges playing fields, enjoying a pleasant patio seating area and external tap.

DIRECTION:-

From our Sketty showroom, proceed to the traffic lights, turn right onto Vivian Road, continue up the roundabout and go straight over at the junction turn left, then turning immediately right at the mini roundabout onto Townhill road, continue to the very top, turn left at roundabout onto Graiglwyd Road. The property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING:

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.