



18 New Road, Cockett, Swansea, SA2 0GA

Bright and well proportioned three bedroom semi detached property situated within the popular and convenient location of Cockett offering pleasant modern interiors and attractive far reaching woodland views to rear. Comprising welcoming entrance hallway, lounge/diner, kitchen, two double bedrooms, single bedroom and a stylish bathroom. Benefits include Upvc d/g, gas c/h, driveway and garage. Enjoying a pleasant enclosed low maintenance rear garden. Offering easy access to Sketty, Fforestfach retail park, the M4, City centre, Singleton hospital and Swansea University. An ideal first time or investment purchase. EPC = D.

Offers Over £160,000

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ENTRANCE

Enter via Upvc double glazed obscured glass panel door into:

HALLWAY

Bright entrance hallway, Upvc double glazed obscured glass window to front, coving, staircase to first floor, built in under stairs storage cupboard, column radiator, wood effect flooring, access to -

LOUNGE/DINING ROOM 7.027m max x 3.339m max (23'1" max x 10'11" max)

Upvc double glazed windows to front and rear enjoying pleasant garden outlooks, coving, built in entertainment unit, column radiator, wood effect flooring.

KITCHEN 2.837m x 2.391m (9'4" x 7'10")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 1/2 bowl sink and drainer with stainless steel mixer tap, electric cooker point with extractor hood over, plumbed for washing machine, space for tall standing fridge/freezer, wall mounted gas boiler, Upvc double glazed window to side, Upvc double glazed obscured glass panel door to rear leading out to garden, wood effect flooring.

FIRST FLOOR

LANDING

Upvc double glazed window to side, coving, loft hatch, built in airing cupboard, wood panel doors off to:

BEDROOM 1 3.650m x 3.196m (12'0" x 10'6")

Upvc double glazed window to front, coving, radiator.

BEDROOM 2 3.261m x 2.6884m min (10'8" x 8'10" min)

Upvc double glazed window to rear boasting an attractive far reaching wooded outlook, built in storage cupboard and wardrobe, radiator.

BEDROOM 3 2.093m x 2.065m min (6'10" x 6'9" min)

Upvc double glazed window to front, radiator.

BATHROOM 1.964m x 1.670m (6'5" x 5'6")

White modern three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, set in bath with mixer tap and mixer shower over, coving, Upvc double glazed obscured glass window to rear, contemporary ceramic wall tiles, wall mounted towel radiator, vinyl floor covering.

EXTERNAL

FRONT

Gated access onto driveway leading to entrance and single garage to rear with gated access into rear garden. Pleasant low maintenance front garden with attractive mature shrubs and bushes.

REAR

Pleasant enclosed rear garden offering low maintenance Astro turf and paved areas.

DIRECTIONS:-

From our Sketty Office proceed up Gower Rd turning right at traffic lights onto Vivian Road. Proceed straight at mini round about and take first left at the next two mini roundabouts. Pass the petrol station on your right and continue into Cockett Road then take the second turning on the left into New Road. The property is situated on the right.

TENURE: Freehold

COUNCIL TAX:

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.