



31 Stepney Road, Cockett, Swansea, SA2 0FZ

Boasting beautiful countryside views this unique and quaint semi detached cottage offers a fantastically convenient location within the popular area of Cockett. Comprising open plan style lounge/diner, kitchen, two double bedrooms, a sizeable bathroom and an attic room (potential bedroom 3 subject to regulations) with WC . Benefits include Upvc d/g, gas c/h, built in storage, great potential to modernise and a mature garden. Within easy access of local shops, amenities, a regular bus service, Sketty, Singleton hospital, Swansea Uni, Fforestfach retail park and the M4. No upward chain involved.

Asking Price £129,950

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ENTRANCE

Enter via wooden obscured glass panel door into:

HALLWAY

Staircase to first floor, wooden wall panelling, radiator, door into:

OPEN PLAN LOUNGE/DINER 6.736m max x 3.433m max (22'1" max x 11'3" max)

LOUNGE 3.289m x 2.858m (10'10" x 9'5")

Upvc double glazed window to front enjoying a pleasant garden outlook, arched alcoves with shelving and storage cupboard, wooden wall panelling, opening into dining room, radiator.

DINING ROOM 3.588m x 3.435m (11'9" x 11'3")

Upvc double glazed window to rear enjoying an attractive far reaching leafy green outlook, wall lights, set in coal effect gas fire with hearth and wood surround, built in under stairs storage cupboard, radiator, door into:

KITCHEN 3.306m x 2.810m (10'10" x 9'3")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 ½ bowl stainless steel sink and drainer with mixer tap, gas cooker point with integrated extractor hood over, plumbed for washing machine, space for tumble dryer, built in wine rack, wall mounted gas boiler, ceramic splash back tiles, Upvc double glazed window to rear boasting a beautiful far reaching wooded outlook, Upvc double glazed obscured glass panel door to side leading out to garden, ceramic floor tiles.

FIRST FLOOR

LANDING

Stair case to attic room, doors off to:

BEDROOM 1 4.324m x 2.950m (14'2" x 9'8")

Upvc double glazed window to front overlooking garden, radiator.

BEDROOM 2 3.694m x 2.875m (12'1" x 9'5")

Upvc double glazed window to rear enjoying a lovely wooded outlook, radiator.

BATHROOM 3.292m max x 2.808m max (10'10" max x 9'3" max)

Three piece suite comprising low level WC, pedestal wash hand basin , panelled bath with mixer shower over, sizeable built in airing cupboard, ceramic wall tiles, wooden wall panelling, Upvc double glazed window to rear enjoying a fantastic far reaching leafy green outlook, radiator.

SECOND FLOOR

LANDING

Upvc double glazed obscured glass window to side, door into:

**ATTIC ROOM (POTENTIAL BEDROOM 3 SUBJECT TO REGULATIONS)
3.939m x 3. 574m**

Upvc double glazed window to rear boasting a stunning picturesque wooded outlook, coving, built in eaves storage cupboards, wall lights, wall mounted electric heater, door into:

W.C. 1.526m x 0.803m (5'0" x 2'7")

Two piece suite comprising low level WC, wall mounted wash hand basin, ceramic splash back tiles, Upvc double glazed window to side, tiled effect flooring.

EXTERNAL

FRONT

Gated access leading to a pretty laid to lawn garden with mature shrubs and flowers. Gated side access to rear garden.

REAR

Pathway leading to a secluded mature garden offering great potential.

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 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.