



12 Cotswold Close, Fforestfach, Swansea, SA5 5AZ

Boasting a quiet cul de sac location within the highly convenient area of Fforestfach, this surprisingly spacious extended detached bungalow, enjoys well proportioned living space and a beautiful good sized laid to lawn gardens with patio seating areas. Comprising open plan style lounge/diner, kitchen, porch, study, three double bedrooms, bathroom and shower room. Benefits include uPVC d/g, gas c/h, ample built in storage space, driveway and double garage. Offers easy access, local shops, amenities, regular bus service, Fforestfach retail park and the M4. Internal viewing advised to appreciate the space and potential this home has to offer. No onward chain involved. EPC = D.

Asking Price £249,950

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ENTRANCE

Enter via Upvc double glazed obscured glass panel door into:

HALLWAY

Upvc double glazed obscured glass window to front, loft hatch with pull down ladder leading to spacious boarded loft space offering the potential to extend further, coving, wall lights, two handy storage cupboards, built in airing cupboard, two radiators, doors off to:

Open plan lounge/dining room

LOUNGE 4.708m x 3.185m (15'5" x 10'6")

Upvc double glazed window to front enjoying a pleasant outlook over garden, coving, built in alcove display cabinet, set in coal effect gas fire with marble effect hearth and backdrop with wood surround, radiator, opening into:

DINING ROOM 3.223m x 2.939m (10'7" x 9'8")

Upvc double glazed windows to front and side, coving, door into kitchen, radiator.

BEDROOM 3 4.161m x 2.764m (13'8" x 9'1")

Upvc double glazed sliding glass panel door to rear leading out to garden enjoying an attractive leafy green outlook outlook, three double glazed velux windows, wall lights radiator.

STUDY 2.853m x 2.718m (9'4" x 8'11")

Wooden obscured glass window into hallway, fitted wardrobes offering ample storage space, radiator, wood effect flooring.

KITCHEN 2.920m x 2.632m (9'7" x 8'8")

Fitted with a range of wall and base units incorporating work surface over, set in 1 1/2 bowl stainless steel sink and drainer with mixer tap, built in electric double oven and grill, set in four ring gas hob with concealed extractor hood over, plumbed for washing machine and dishwasher, cupboard housing wall mounted gas combination boiler, door into dining room, Upvc double glazed window to side, ceramic wall and floor tiles, door into:

PORCH

Upvc double glazed windows to front, side and rear, Upvc double glazed obscured glass panel door to rear, ceramic floor tiles.

SHOWER ROOM 1.546m x 1.387m (5'1" x 4'7")

UPVC double glazed window to rear, low level w.c., vanity unit within inset wash hand basin, modern wall mounted stainless steel radiator, shower cubicle, fully tiled walls.

BEDROOM 1 3.633m x 2.972m (11'11" x 9'9")

Upvc double glazed window to rear overlooking garden, coving, fitted bedroom suite offering ample storage space, radiator.

BEDROOM 2 3.640m x 2.756m (11'11" x 9'1")

Upvc double glazed window to rear boasting a beautiful garden outlook, fitted bedroom suite offering great storage space, radiator.

BATHROOM 1.974m x 1.640m (6'6" x 5'5")

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower over, coving, Upvc double glazed obscured glass window to side, built in

storage cupboards, vertical towel radiator, ceramic wall and floor tiles.

EXTERNAL

FRONT

Open access onto driveway leading to double garage offering ample off road parking, pleasant laid to lawn area, access to rear garden.

GARAGE ONE 5.508m x 2.491m (18'1" x 8'2")

Up and over door, window to rear, opening into:

GARAGE TWO 5.151m x 2.592m (16'11" x 8'6")

Up and over door, window to rear.

REAR

An attractive good size laid to lawn rear garden enjoying pleasant seating areas and a variety of attractive shrubs and bushes.

N.B.

Property is on a water meter.

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 second turning right 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: D

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.