



16 New Road, Cockett, Swansea, SA2 0GA

Beautifully presented and newly decorated three bedroom home. Following a modern and trendy renovation throughout, the property is thoroughly complemented by a fashionable open plan living room and dining area with easy access to Kitchen. The first floor continues to impress with two good sized double bedrooms and one smaller bedroom, set off by impressive bathroom with feature wall and fitted suite. Extras at the property include uPVC double glazing, gas central heating via Combination Worcester Boiler, parking for numerous vehicles via driveway and single garage, pleasant external areas to front and rear and quiet location offering easy access to Sketty, Fforestfach retail park, the M4, City centre, Singleton hospital and Swansea University. A viewing is a must to fully appreciate. EPC = D.

Asking Price £179,950

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ENTRANCE

Via UPVC door with double glazed glass panel into;

PORCH

UPVC double glazed windows to front and side, tiled floor, external light, wooden door with clear glass panel with matching side and top panel into:

HALLWAY

Coved ceiling, stairs to first floor, radiator, solid oak flooring, built in under stairs storage, wooden door into:

L SHAPED LIVING ROOM/DINING AREA 7.131m max x 5.303m max (23'5" max x 17'5" max)

Open, airy and well presented lounge with opening to spacious dining area offering a fantastic ground floor living experience. Recently renovated with stylish decoration, coved ceiling, UPVC double glazed windows front and side, UPVC double glazed sliding patio doors to rear with view over garden. Space for electric fire on tiled hearth, radiator x 3. Door into;

KITCHEN 2.973m x 2.427m (9'9" x 8'0")

Contemporary kitchen fitted with a range of wall and base units with wood affect work surface over, tied in with matching tiled splash back. Set in stainless steel sink and drainer with mixer tap, electric fan oven, four ring electric job with chimney hood over. Space for fridge freezer with additional space plumbing for washing machine, coved ceiling with inset spotlights, UPVC double glazed window to rear with view over garden, wood affect flooring.

FIRST FLOOR

LANDING

Coved ceiling, loft access hatch, UPVC double glazed obscure glass window to side, built in storage cupboard with shelving and housing wall mounted gas combination Worcester boiler. Wooden doors into:

BATHROOM 1.733m x 1.949m (5'8" x 6'5")

Continuing with the modern style and trendy feel, newly fitted bathroom with a three piece suite comprising bath, pedestal wash hand basin and WC. Extras include inset spotlights, feature stone wall complemented by neutral ceramic wall tiles and tiled floor. UPVC double glazed obscure glass window to rear, wall mounted heated towel rail.

BEDROOM 1 3.666m x 3.430m (12'0" x 11'3")

Good sized bedroom, UPVC double glazed window to front, radiator.

BEDROOM 2 3.275m max x 3.263m (10'9" max x 10'8")

Second good size double bedroom, UPVC double glazed window to rear with pleasant rooftop view, radiator.

BEDROOM 3 2.517m x 2.048m (8'3" x 6'9")

Coved ceiling, UPVC double glazed window to front, radiator, built in storage cupboard with shelving and hanging rails.

EXTERNAL

FRONT

Open access driveway with space for multiple cars in tandem leading to single garage and side access to rear. Decorative stone area with flower bed boarder.

REAR

Enclosed rear level garden with ample opportunity to create seating areas, majority paved with low maintenance area laid to artificial lawn. door into garage, steps leading to sliding doors into property.

DIRECTIONS:-

From our Sketty Office proceed up along 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 round abouts. Pass the petrol station on your right and and continue into Cockett Road then take the second turning on the left into New Road. The property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

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.