



## 63 Pentyla Road, Cockett, Swansea, SA2 0YN

Set within the convenient location of Cockett, this light and well proportioned traditional bay windowed semi detached property, backs onto the Ganges playing fields and offers some lovely far reaching sea views over Swansea Bay and Mumbles Head. Comprising lounge, dining room, kitchen, three bedrooms and a shower room. Benefits include uPVC d/g, gas c/h, ample built in storage space, driveway and a beautiful privately enclosed laid to lawn garden with decked seating area and a handy spacious garage/work shop. Within walking distance of local shops, amenities and a regular bus service. Offering easy access to city centre, Singleton Hospital, Swansea University and the M4. An ideal first time buy or family home. Internal viewing advised to appreciate this well presented and maintained property. EPC = E.

**Asking Price £179,950**

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## ENTRANCE

Enter via Upvc double glazed obscured glass panel door into:

## HALLWAY

Light and airy entrance hallway, Upvc double glazed obscured glass windows to front, picture rail, staircase to first floor with built in under stairs storage cupboards, dado rail, radiator, wood effect flooring, doors off to:

## DINING ROOM 4.040m into bsy x 3.499m into alcove (13'3" into bsy x 11'6" into alcove)

Upvc double glazed bay window to front enjoying a pleasant garden outlook, picture rail, alcoves with built in storage cupboards, radiators, wood effect flooring.

## LOUNGE 5.367m max x 3.493m max into alcove (17'7" max x 11'5" max into alcove)

Sizeable lounge with a Upvc double glazed bay window to rear boasting a beautiful garden view outlook, coving, set in coal effect gas fire with hearth, backdrop and ornate wood surround, radiator, wood effect flooring.

## KITCHEN 4.375m max x 1.739m min (14'4" max x 5'9" min)

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer, gas and electric cooker point, plumbed for washing machine, wall mounted gas boiler, Upvc double glazed window to side, ceramic wall tiles, Upvc double glazed obscured glass panel door to rear leading out to garden, vinyl floor covering.

## FIRST FLOOR

## LANDING

Loft hatch, Upvc double glazed obscured glass window to side, coving, doors off to:

## BEDROOM 1 4.067m into bay x 2.748m (13'4" into bay x 9'0")

Upvc double glazed bay window to front enjoying attractive partial sea views across Swansea Bay and Mumbles Head, picture rail, fitted bedroom suite offering ample storage space, radiator.

## BEDROOM 2 4.090m into bay x 3.022m min (13'5" into bay x 9'11" min)

Upvc double glazed bay to rear boasting a beautiful leafy green outlook over garden and the Ganges playing fields, picture rail, fitted bedroom suite offering ample storage space, radiator.

## BEDROOM 3 2.550m x 2.192m (8'4" x 7'2")

Upvc double glazed window to front offering partial far reaching sea views over Swansea Bay and Mumbles Head, picture rail, radiator.

## SHOWER ROOM 1.835m x 1.691m (6'0" x 5'7")

Three piece suite comprising low level WC, pedestal wash hand basin, walk in shower cubicle with electric shower over, coving, extractor fan, Upvc double glazed obscured glass window to rear, ceramic wall tiles, radiator, non slip floor covering.

## EXTERNAL

## FRONT

Open access onto driveway, gated access to rear garden, pleasant front garden with laid to lawn area and bush borders.

## REAR

An attractive privately enclosed laid to lawn rear garden with decked seating area backing on to the Ganges playing fields, offering access into:

## GARAGE/WORKSHOP 6.963m x 2.773m (22'10" x 9'1")

Handy sizeable garage/work shop with lighting and electrics.

## DIRECTIONS:-

From our Sketty Showroom proceed to the traffic lights at Gower Road, turn right onto Vivian Road, proceed to the second mini roundabout, take the first left and then immediately right onto Townhill Road, proceed straight ahead and take the fifth left into Arfryn Road. At junction turn left into Pentyla Road.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** E

**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.