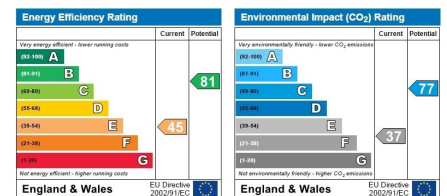




**31 Stepney Road,
Cockett SA2 0FZ**

Offers in the region of £144,950

**Charming Semi-Detached Cottage
Two Bedrooms Plus Attic Room
Very Pleasant Rear Garden
Open Aspect Countryside View
EER E45**



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DESCRIPTION

A charming semi detached cottage situated in this ever popular location, offering excellent access to the M4 motorway at J47, as well as the retail parks at Fforestfach and Pontarddulais Road. Singleton Hospital, Swansea University with it's new bay campus and the local colleges are all easily accessible.

The property, which has been modernised by the current owner, offers two bedroom accommodation with the added benefit of an attic room with it's own w.c. and wash hand basin. There is a very pleasant rear garden with a 'woodland' area and pond, and the property boasts beautiful open aspect views to the rear as far as the Black Mountains.

EER E45.

HALLWAY

Stairs leading to first floor. Door to;

LOUNGE/DINING ROOM

21'9 x 11'1 (6.63m x 3.38m)

Spacious and light room with double glazed windows to both front and rear. Feature fireplace with wooden surround, slate hearth and gas fire, two recessed alcoves with shelving, understairs storage cupboard. Door to;

KITCHEN

10'8 x 9'3 (3.25m x 2.82m)
Fitted with a range of modern wall and base units with co-ordinating work surfaces. Integrated dishwasher, plumbing for automatic washing

machine and space for fridge freezer. Ceramic tiled floor, double glazed window to rear with lovely open aspect countryside views.

FIRST FLOOR LANDING

BEDROOM 1

14'2 x 9'8 (4.32m x 2.95m)
Double glazed window to front.

BEDROOM 2

12'1 x 9'2 (3.68m x 2.79m)
Double glazed window to rear with open aspect countryside views.

BATHROOM

9'1 x 8' (2.77m x 2.44m)
Three piece suite in white comprising panel bath, pedestal wash hand basin and w.c. Built in storage cupboard, double glazed window to rear.

SECOND FLOOR LANDING

Double glazed window to side.

ATTIC ROOM

12'8 x 11'8 (3.86m x 3.56m)

Spacious room with eaves storage and half saddle ceiling. Double glazed window to rear with beautiful open aspect countryside views. Door to;

W.C.

Wash hand basin and w.c. Double glazed window to side.

EXTERNALLY

To the front of the cottage is a pretty garden laid to lawn with mature shrubs and plants. There is side access leading to a patio seating area and rear garden. The rear garden extends away from the

property and is approximately 81' long, where there is a pond, mature trees and hedgerows.

SERVICES

We are advised that all mains services are connected. The boiler is located in the kitchen.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Sketty proceed to the traffic lights and turn right onto Vivian Road. Proceed straight ahead over the first mini roundabout, turn left at the second mini-roundabout and take the first exit off the third mini roundabout onto Cockett Road. Continue along Cockett Road and take the second turning left onto New Road, continue along taking a left hand turn onto Stepney Road where the property is located on the right hand side.