



Charlotte Court, £250,000

- Off Street Parking
- Modern Throughout
- Master Bedroom With A Ensuite
- Quiet Cul-De-Sac
- EPC Rating: C





About the property

We are very pleased to bring to the market this impressive & well presented modern style three-bedroom property. This fantastic home is ideally located in a popular and family friendly estate within Cockett. This bright and spacious property comprises of open plan lounge/kitchen/diner, large orangery & bedroom/reception room to the ground floor with a further three sizeable bedrooms, ensuite & family bathroom to first floor. Benefits include UPVC double glazing, gas central heating, ample living space throughout, very good condition, fully enclosed family friendly garden & driveway parking.

It offers easy access to local amenities, Fforestfach Retail Park, Swansea city centre & the M4. Viewing is highly recommended to appreciate this properties generous size, quiet cul de sac location and abundance of potential.



Accommodation

Wc

6' 4" x 5' 5" (1.93m x 1.65m)

2' 9" x 6' 7" (0.84m x 2.01m)

Lounge

10' 7" x 16' 8" (3.23m x 5.08m)

Hallway

6' 4" x 16' 6" (1.93m x 5.03m)

Kitchen

9' 6" x 16' 7" (2.90m x 5.05m)

Bedroom One

10' 1" x 16' 7" (3.07m x 5.05m)

Ensuite

5' 3" x 5' 1" (1.60m x 1.55m)

Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)

Bedroom Three

9' 7" x 7' 9" (2.92m x 2.36m)

Bathroom

01792 641481

swansea@peteralan.co.uk

Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

