



162 Cockett Road, Cockett, Swansea, SA2 0FQ

Offers Over £160,000

We are delighted to offer this three bedroom semi detached home with no onward chain, ideally located in the popular area of Cockett. Just a stone's throw from a range of local amenities including public transport links, schools and Fforestfach Retail Park, this property offers both comfort and convenience for family living. The accommodation comprises to the ground floor an entrance hall, living room and a kitchen/dining area, ideal for everyday living and entertaining. Upstairs, you'll find three bedrooms along with a family bathroom.

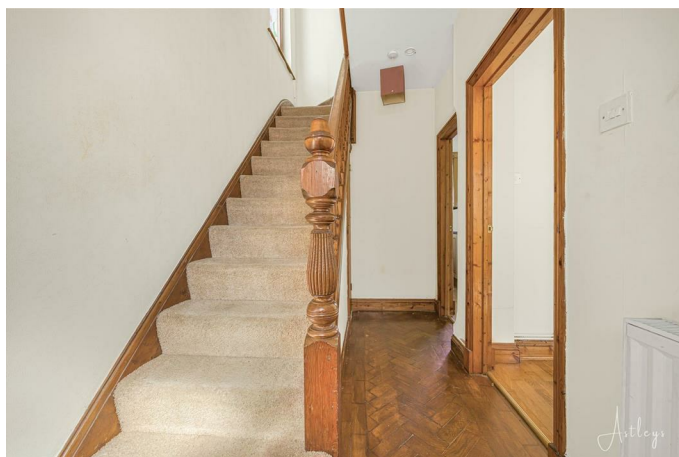
To the front of the property is off road parking for one vehicle. To the rear of the property you will find an enclosed garden with patio and lawn area. This property represents a fantastic opportunity for first time buyers, growing families or investors alike.

Early viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to front, staircase leading to first floor, radiator.

Living Room 10'4" x 12'0" (3.14m x 3.65m)



Double glazed bay window to front, gas fireplace with surround, coving to ceiling, wooden flooring, radiator.

Kitchen/Dining Room 11'11" x 18'1" (3.63m x 5.52m)



Fitted with a matching range of wall and base units complemented by worktop space over, the kitchen features a 1+1/2 bowl stainless steel sink. There is designated space for a fridge/freezer, dishwasher and washing machine, along with a built in oven and a four ring gas hob. A double glazed window to the rear provides natural light, double doors leading to rear garden, with coving to the ceiling, wooden flooring and a wall mounted radiator.

First Floor

Landing

Double glazed window to side with coloured glass, wooden laminate flooring.

Bedroom 1 12'0" x 11'7" (3.67m x 3.54m)



Double glazed window to rear, fitted wardrobe containing wall mounted boiler, wooden laminate flooring, radiator.

Bedroom 2 10'3" x 11'9" (3.13m x 3.58m)



Double glazed bay window to front, fitted wardrobe, wooden laminate flooring, radiator.

Bedroom 3 7'5" x 6'2" (2.26m x 1.89m)



Double glazed window to front, picture rail, access to loft with drop down ladder, wooden laminate flooring, radiator.

Bathroom



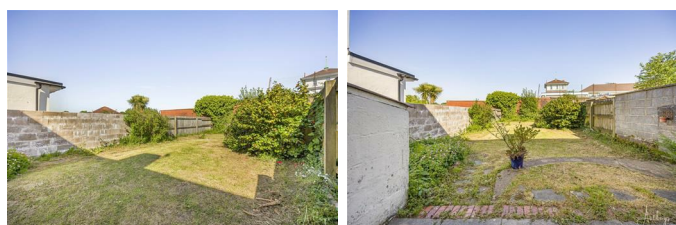
Fitted a three piece suite comprising a bath, wash hand basin and WC. The room benefits from a frosted double glazed window to the rear, coving to the ceiling, fully tiled walls, wooden flooring and a radiator.

External



To the front of the property is off road parking for one vehicle.

Rear Garden



To the rear of the property you will find an enclosed

garden with patio and lawn area. This property represents a fantastic opportunity for first

Aerial Images

Agents note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter/Mains Water.

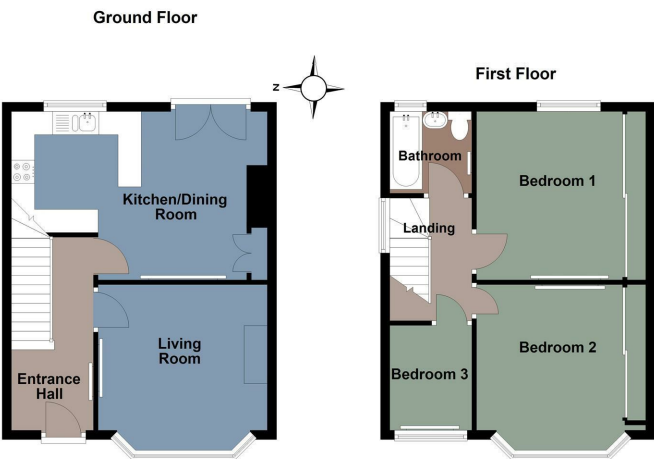
Mobile coverage - EE, Vodafone, O2

Broadband - Basic 14 Mbps, Superfast 60 Mbps,

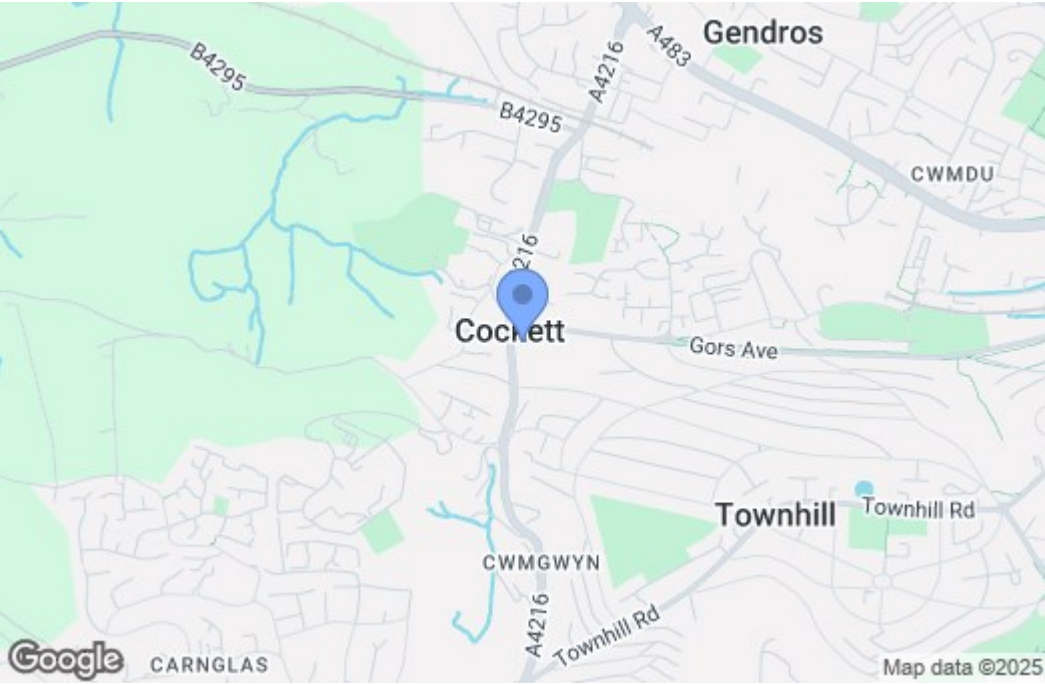
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

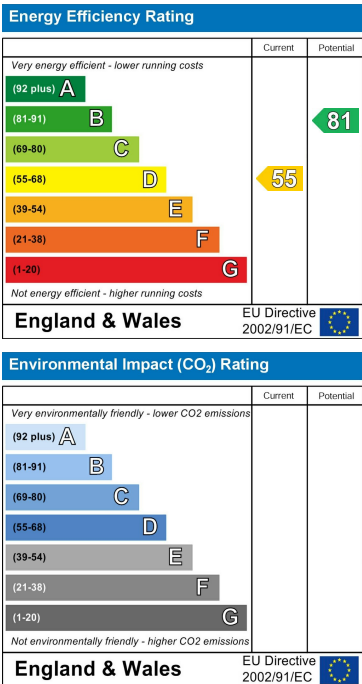
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.