



## 28 Lon Ger Y Coed, Cockett, Swansea, SA2 0YH

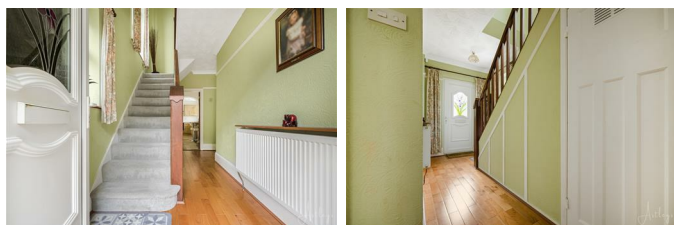
**£265,000**

A three-bedroom semi-detached house located in the sought-after area of Cockett, Swansea. Spanning an impressive 1,098 square feet, this property boasts a delightful bay window that enhances its character and appeal. Upon entering, you are welcomed by an entrance hall that leads to a the open-plan lounge and dining room. This inviting space features patio doors that open onto the rear patio area, perfect for entertaining or enjoying a quiet evening outdoors. The kitchen/breakfast room is also well-proportioned, providing a comfortable area for family meals. The first floor comprises three bedrooms and a family bathroom serves all three bedrooms. Externally, the property features a paved courtyard at the front, which wraps around to the rear, providing easy access and additional outdoor space. The enclosed rear garden, featuring steps that lead up to a lawned area, and includes a garden shed for storage and a detached garage with rear access, offering further convenience for parking or storage needs. Situated close to local amenities, public transport links, and schools, including Ty Coch College, this home is an excellent choice for families and professionals alike.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via door to front, staircase leading to first floor, storage cupboard, frosted double glazed window to side, coving to ceiling, picture rail, laminate flooring, radiator.

#### Lounge 13'0" x 12'11" (3.97m x 3.94m)



The lounge features a double glazed bow window to the front and an additional double glazed window to the side. A gas fireplace creates a cosy focal point, while decorative touches such as coving to the ceiling and a picture rail add character. The room is finished with a fitted carpet and radiator and flows seamlessly into the open-plan dining area, making it ideal for both relaxing and entertaining.

#### Dining Area 12'8" x 12'11" (3.87m x 3.94m)



Leading from the lounge, the dining area has double glazed sliding door providing direct access to the garden. Decorative features include coving to the ceiling and a picture rail, with fitted carpet and radiator.

#### Another Aspect of the Lounge/Dining Area



#### Kitchen/Breakfast Room 17'5" x 8'6" (5.30m x 2.59m)

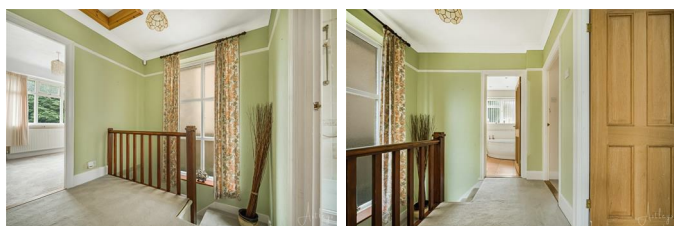


Equipped and thoughtfully laid out, featuring a range

of wall and base units with worktop space over and a 1½ bowl stainless steel sink. A breakfast bar offers additional seating and practicality, while integrated appliances include a built-in electric oven, four-ring gas hob, fridge, freezer, and dishwasher, with space provided for a washing machine. A double glazed window to the side allows natural light to fill the space. Additional features include a storage cupboard, wall-mounted boiler, tiled flooring, and a radiator.

## First Floor

### Landing



Frosted double glazed window to side, access to loft, coving to ceiling, picture rail, fitted carpet.

### Bedroom 1 12'11" x 10'3" (3.93m x 3.12m)



Double glazed bay window to front, fitted wardrobes, coving to ceiling, picture rail, fitted carpet, radiator.

### Bedroom 2 13'0" x 11'9" (3.96m x 3.59m)



Double glazed window to rear, fitted wardrobes, coving to ceiling, fitted carpet, radiator.

### Bedroom 3 9'8" x 9'2" (2.94m x 2.80m)



Double glazed window to side and front, coving to ceiling, picture rail, fitted carpet, radiator.

### Bathroom



Fitted four piece suite comprising a bath, separate shower, wash hand basin and WC. Frosted double glazed window to rear, tiled walls, tiled flooring, radiator.

### External



Externally, the property features a paved courtyard to the front, which extends around to the rear, providing practical access and outdoor space.

The rear garden is enclosed, with steps leading up to a lawned area, ideal for outdoor enjoyment. It also benefits from a garden shed and a detached garage with convenient rear access, offering additional storage or parking options.

## Rear Garden

## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric, Mains sewerage, Mains gas,  
Mains Water/Water meter.

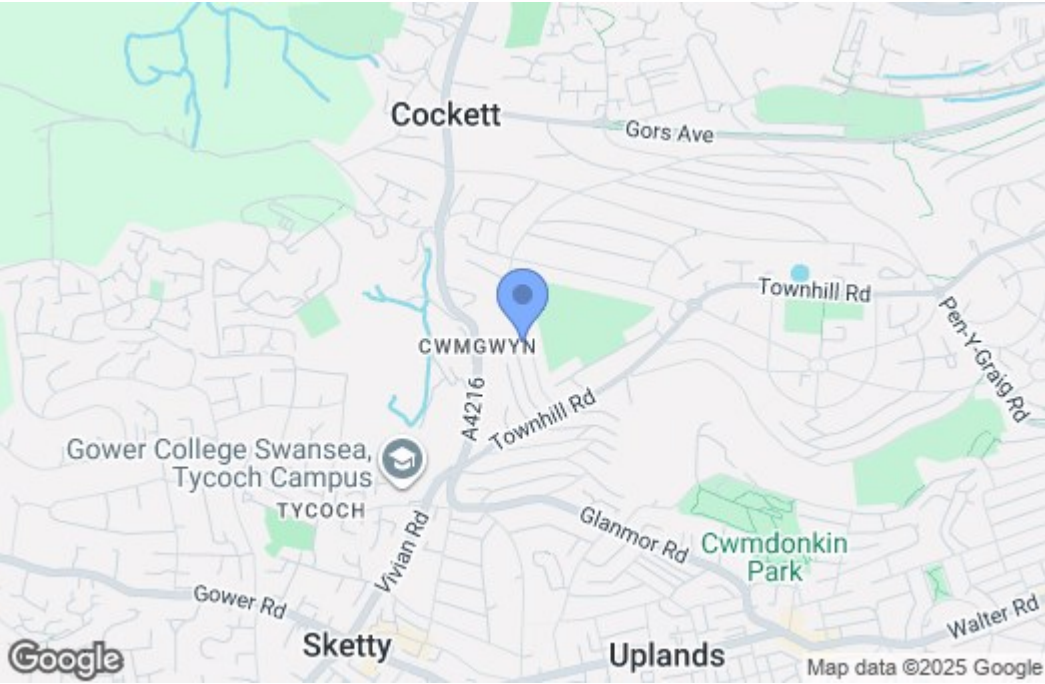
Broadband -Basic 15 Mbps Superfast 80 Mbps Ultrafast  
1800 Mbps

Satellite / Fibre TV Availability -BT Sky

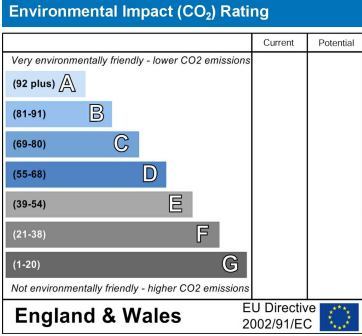
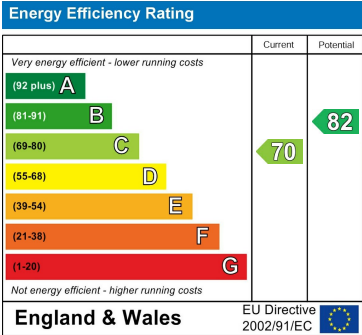
Floor Plan



Area Map



Energy Efficiency Graph



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