



# Cefn Coed Crescent, Cockett Swansea

offers over **£220,000**

- Three Bedroom Semi-Detached House
- Modern Family Home
- Spacious kitchen/dining room
- Original Parquet Flooring
- EPC Rating: C



 3  1  2



## About the property

Located in the sought-after residential area of Cockett, this modern three-bedroom semi-detached home offers spacious and practical living ideal for families.

The ground floor comprises a bright and welcoming living space with the original parquet flooring along with a generous kitchen/dining room, perfect for everyday family life and entertaining. Upstairs, the property offers three well-proportioned bedrooms with extraordinary views across open fields and a contemporary family bathroom.

Externally, the home benefits from an enclosed garden and driveway for three vehicles heightening the convenience. To the rear, a well-maintained and attractive garden provides a private outdoor space for relaxing, play, or summer gatherings.

Positioned within easy reach of local amenities, reputable schools, and transport connections, this property combines comfort, convenience, and energy-conscious features.

## 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.

## Accommodation

### Lounge

11' 10" x 10' 4" ( 3.61m x 3.15m )

### Kitchen

18' 1" x 11' 11" ( 5.51m x 3.63m )

### Bedroom 1

12' 2" x 11' 11" ( 3.71m x 3.63m )

### Bedroom 2

11' 8" x 10' 4" ( 3.56m x 3.15m )

### Bedroom 3

7' 1" x 6' 2" ( 2.16m x 1.88m )

### Bathroom