



## 79 Goronwy Road, Cockett, Swansea, SA2 0XQ

**Offers Over £130,000**

Situated in the popular residential area of Cockett, Swansea, this well presented two bedroom end-terrace home is an ideal opportunity for first-time buyers or those seeking a buy-to-let investment. The property welcomes you with a neatly maintained driveway providing off-road parking, along with a pathway leading to the front entrance. Inside, the ground floor offers a comfortable lounge, a practical fitted kitchen, and a modern shower room. Upstairs, there are two generously sized double bedrooms, both enjoying good natural light and ample space. Externally, the enclosed rear garden has been thoughtfully designed, featuring a paved patio with pergola, two areas of low maintenance artificial grass, and a further barked section to the rear, creating a versatile and attractive outdoor space. Conveniently located close to Swansea City Centre, the property benefits from easy access to a range of local amenities, including shops, supermarkets, cafes, schools, and various retail parks, as well as excellent transport links. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via door to side, staircase to first floor.

#### Lounge 10'5" x 14'6" (3.18m x 4.41m)



Double glazed window to front, radiator, open plan to the kitchen.



#### Kitchen 10'0" x 6'7" (3.05m x 2.00m)



The kitchen has been newly fitted and features a range of modern wall and base units providing ample storage and worktop space. A granite sink is positioned beneath a window overlooking the rear garden, creating a pleasant and practical workspace.

Integrated appliances include a built-in Neff oven and a Zanussi hob, with additional space for a fridge and washing machine. Further benefits include a vertical radiator, tiled flooring, a useful understairs storage cupboard, a double-glazed window to the rear, and a double-glazed door providing direct access to the rear garden.

### Shower Room



Three piece suite comprising a shower, wash hand basin and WC. Radiator, frosted double glazed window to side.

### First Floor

#### Landing

#### Bedroom 1 10'4" x 14'6" (3.16m x 4.41m)



Double glazed window to front, radiator.

### Bedroom 2 10'0" x 14'6" (3.05m x 4.41m)



Double glazed window to rear, radiator.

### External



To the front of the property there is a driveway with a pathway leading to the house, along with gated side access to the rear garden.

The rear garden is of a good size and well arranged, featuring an enclosed paved patio area with a pergola, two sections laid with artificial grass, and an additional area to the rear finished with bark, creating a versatile and low-maintenance outdoor space.

### Rear Garden



### Agents Note

Tenure - Freehold

Council Tax Band - A

Parking - Driveway

Services - Mains electric. Mains sewerage. Mains Gas. Water water.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 26 Mbps Superfast 65 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky

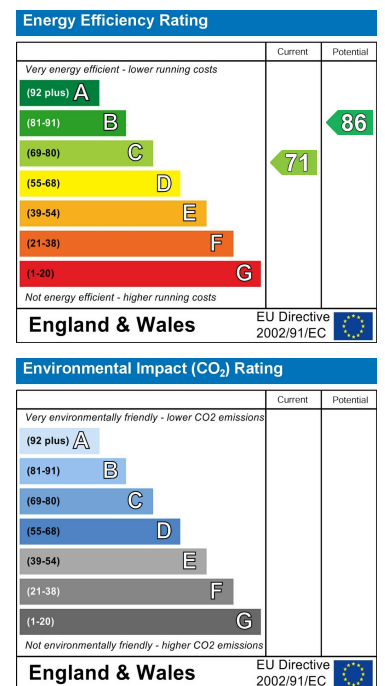
## Floor Plan



## Area Map



## Energy Efficiency Graph



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