



**Cockett Road
Swansea, SA2 0FG**

Offers in Excess of £205,000

Gao
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MAIN FEATURES:

- Spacious End of Terrace House Arranged Over Three Floors
- Fitted Kitchen
- Good Size Through Lounge/Diner
- Ground Floor Shower Room/WC
- Three First Floor Bedrooms & Family Bathroom/WC
- Top Floor Double Bedroom
- Front & Rear Gardens

Situated on the ever-popular Cockett Road, this spacious end of terrace house offers versatile accommodation arranged over three well-planned floors, making it an ideal family home or investment opportunity. The property welcomes you with a fitted kitchen and a generous through lounge/diner, providing an excellent space for both everyday living and entertaining. A ground floor shower room with WC adds further practicality. To the first floor are three well-proportioned bedrooms along with a family bathroom/WC, while the top floor boasts an impressive double bedroom, perfect as a main suite, guest room or home office. Externally, the home benefits from front and rear gardens, offering outdoor space to relax or entertain. The property is further enhanced by no onward chain, allowing for a smooth and straightforward purchase.

Cockett is a highly regarded residential area, known for its strong community feel and excellent amenities. Local shops, schools and parks are all within easy reach, while Swansea city centre, Singleton Hospital and Swansea University are conveniently accessible. With good transport links and nearby green spaces, this location perfectly balances suburban comfort with city convenience.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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