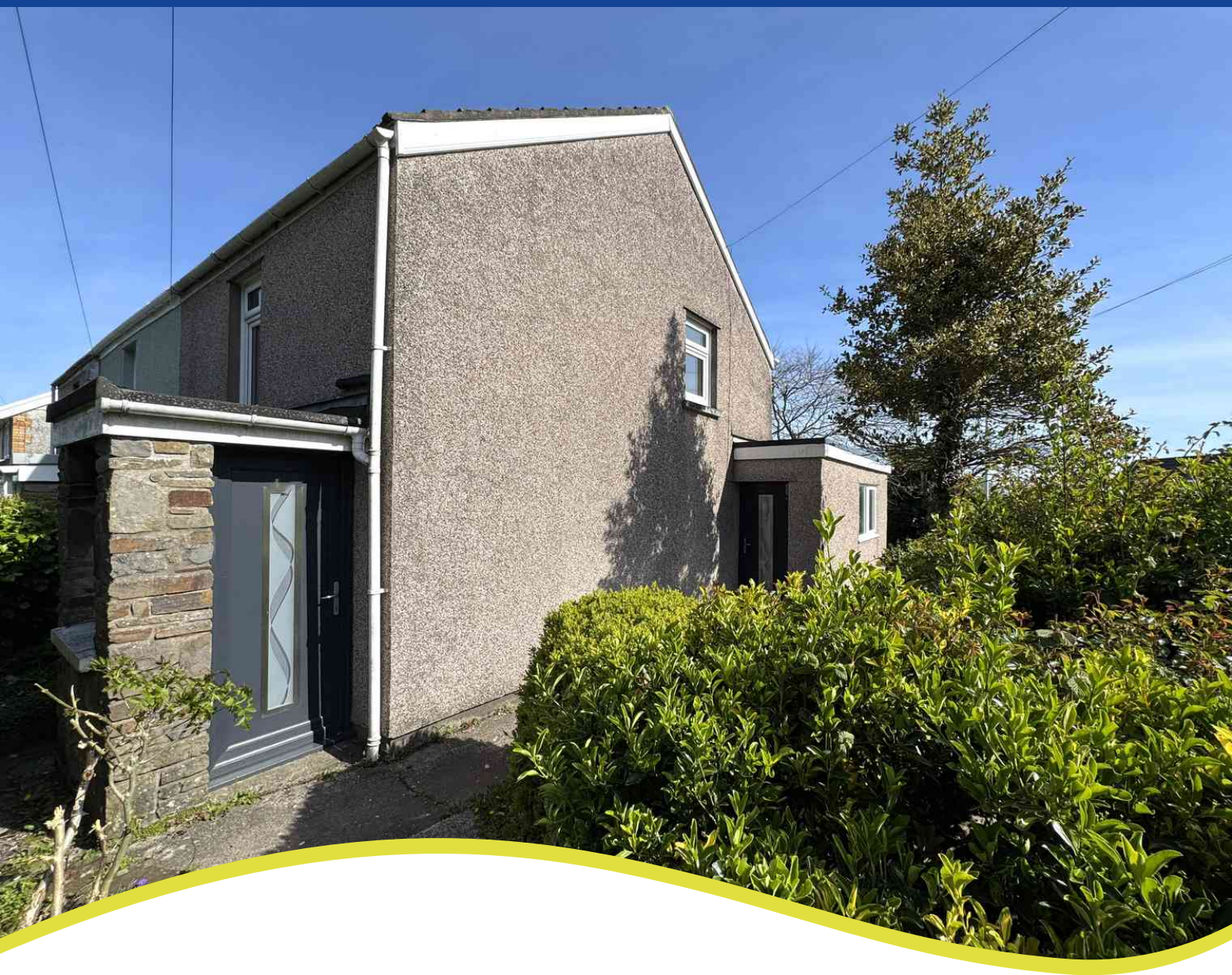
FOR SALE

£185,000 Freehold



Waunarlwydd Road, Cockett, Swansea, West Glamorgan SA2 0GB

- Charming Terrace Cottage
- Two Bedrooms
- Downstairs Shower Room
- Corner Plot
- Wrap-around Garden
- Gas Central Heating
- Street Parking

Bay Estate Agents Ltd
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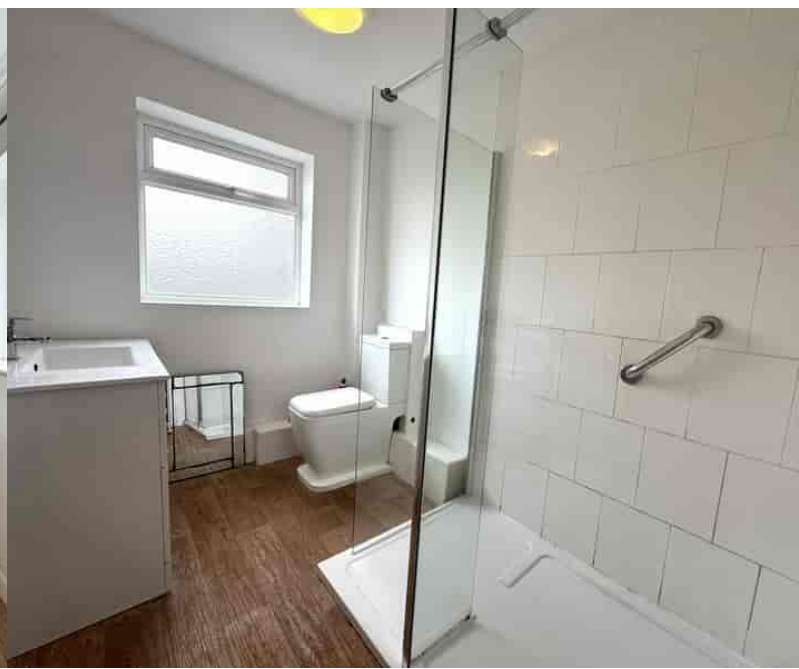




PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this charming, extended, two double bedroom cottage situated on a desirable corner plot in the popular area of Cockett, on the outskirts of Swansea. The property benefits from attractive feature stone walls, and pleasant elevated views to the rear overlooking Swansea and the surrounding countryside. The accommodation briefly comprises a welcoming living space, adjoining kitchen, ground floor shower room, and two double bedrooms. The cottage offers a cosy yet practical layout, full of character and ideal for a range of buyers including first-time purchasers, downsizers or those seeking a property with charm and outdoor space. Externally, the property enjoys a corner position, with gardens that wraps around the front and side, together with a mature enclosed rear garden. Conveniently located within Cockett, the property offers easy access to the M4 motorway, Swansea City Centre, and Singleton Hospital, as well as a range of local amenities and transport links. Gas central heating. Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage. Street parking is available to the front (please refer to Swansea City Council regarding permit purchase). At time of publication: Freehold. Council Tax: Band B. EPC Rating: D. Easement: Right of way benefitting neighbouring property onto path in rear garden.





ROOM DESCRIPTIONS

Entrance Porch
Glazed entrance door leading to entrance porch with window to side. Glazed inner door to living room.

Living Room
5.966m x 4.476m (19' 7" x 14' 8") [Measurements taken to furthest point of room and into alcove]
Fitted carpet. Wall light fittings. White uPVC surround double glazed window to front. Two radiators. Exposed stonework feature fireplaces. Open staircase to first floor. Opening into kitchen area.

Kitchen
3.551m x 3.702m (11' 8" x 12' 2") [Measurements taken to furthest point of room]
Hardwood effect vinyl flooring. Ceiling light fitting. White uPVC surround double glazed window to rear with views over garden and to side. Inner hall to side door, accessing side of the property and rear garden. Wall and base units with complimentary laminate worktop and integrated stainless steel sink and drainer unit. Space for fridge/freezer and freestanding oven. Plumbed for washing machine. Radiator. Door to second inner hall with storage shelving and ceiling light fitting, accessing shower room.

Shower Room
1.807m x 2.642m (5' 11" x 8' 8") [Measurements taken to furthest point of room]
Hardwood effect vinyl flooring. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. Walk-in shower enclosure with glass screen and Triton electric shower. Wash hand basin in vanity unit. Low level WC with button flush. Heated towel rail. Wall tiling in white behind shower enclosure.

First Floor Landing
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to side. Hatch to attic space. Doors leading to:-

Bedroom 1
4.327m x 3.074m (14' 2" x 10' 1") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front. Airing cupboard, housing Ideal gas boiler.

Bedroom 2
3.401m x 2.884m (11' 2" x 9' 6") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Storage cupboard,

External
Externally, the property enjoys a corner position, with garden that wraps around the front and side, together with a mature enclosed rear garden. Gated entrance to footpath that skirts the house.

Tenure & Utilities
Freehold
Council Tax: Band B
Easement: Right of way benefitting neighbouring property onto path in rear garden.

Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. 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. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

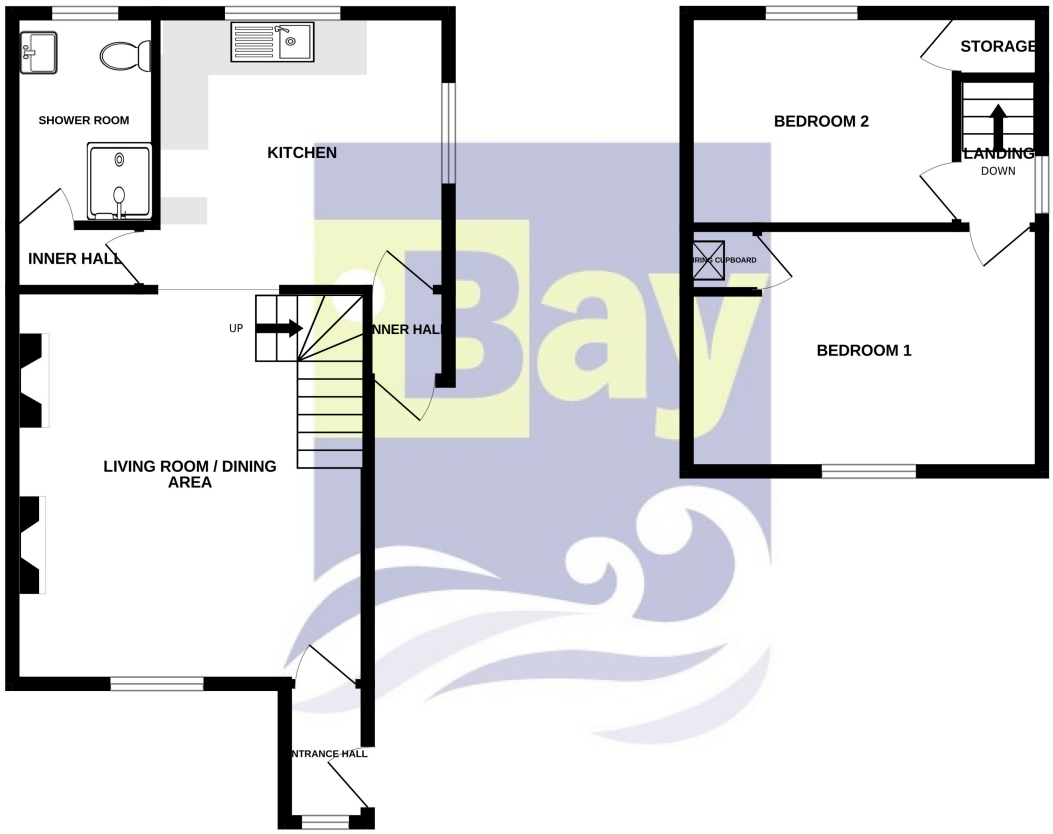




FLOORPLAN & EPC

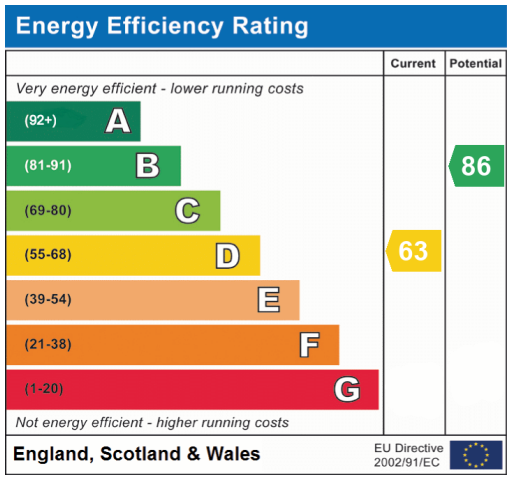
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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