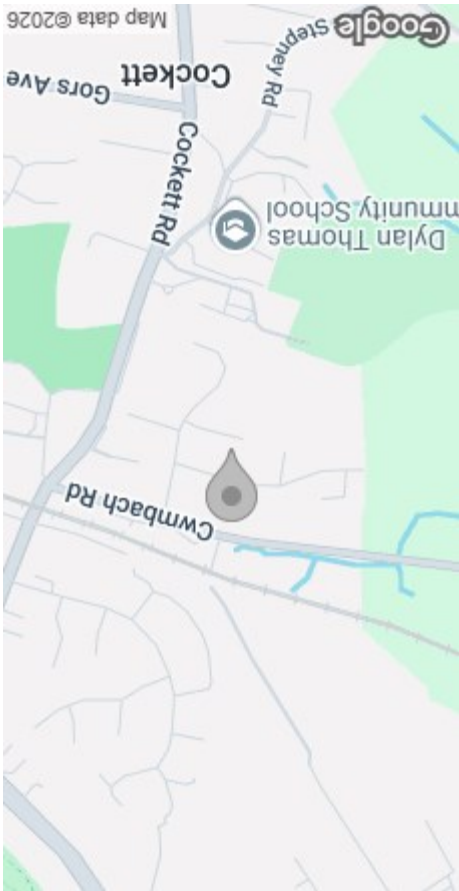


EPC



AREA MAP



FLOOR PLAN



12 Venables Close  
Fforestfach, Swansea, SA5 5BY  
Best Offers Over £200,000



GENERAL INFORMATION

Offered to the market with no onward chain, this delightful three-bedroom semi-detached dormer bungalow is tucked away in a quiet cul-de-sac within the popular and convenient area of Cockett. Offering versatile accommodation over two floors, the property would make an ideal choice for those looking to downsize, first-time buyers or families alike.

The ground floor comprises an entrance hallway, comfortable lounge/dining room, fitted kitchen and conservatory overlooking the rear garden. There is also a double bedroom and shower room, providing the option for predominantly ground-floor living if required.

To the first floor are two further bedrooms, one of which benefits from the added convenience of an en-suite W.C.

Externally, the property enjoys neatly maintained gardens to both the front and rear. A driveway provides off-road parking and leads to a detached single garage.

Further benefits include uPVC double glazing and gas central heating.

Ideally positioned for everyday convenience, the property offers easy access to regular bus services and is well placed for Fforestfach Retail Park, Sketty, Swansea city centre and the M4 motorway.

A lovely home offering flexibility, peaceful cul-de-sac setting, with the additional advantage of no onward chain. Early viewing is highly recommended.

FULL DESCRIPTION

ENTRANCE

GROUND FLOOR

HALLWAY

LOUNGE/DINER  
15'8" x 9'10" (4.78 x 3.00 )

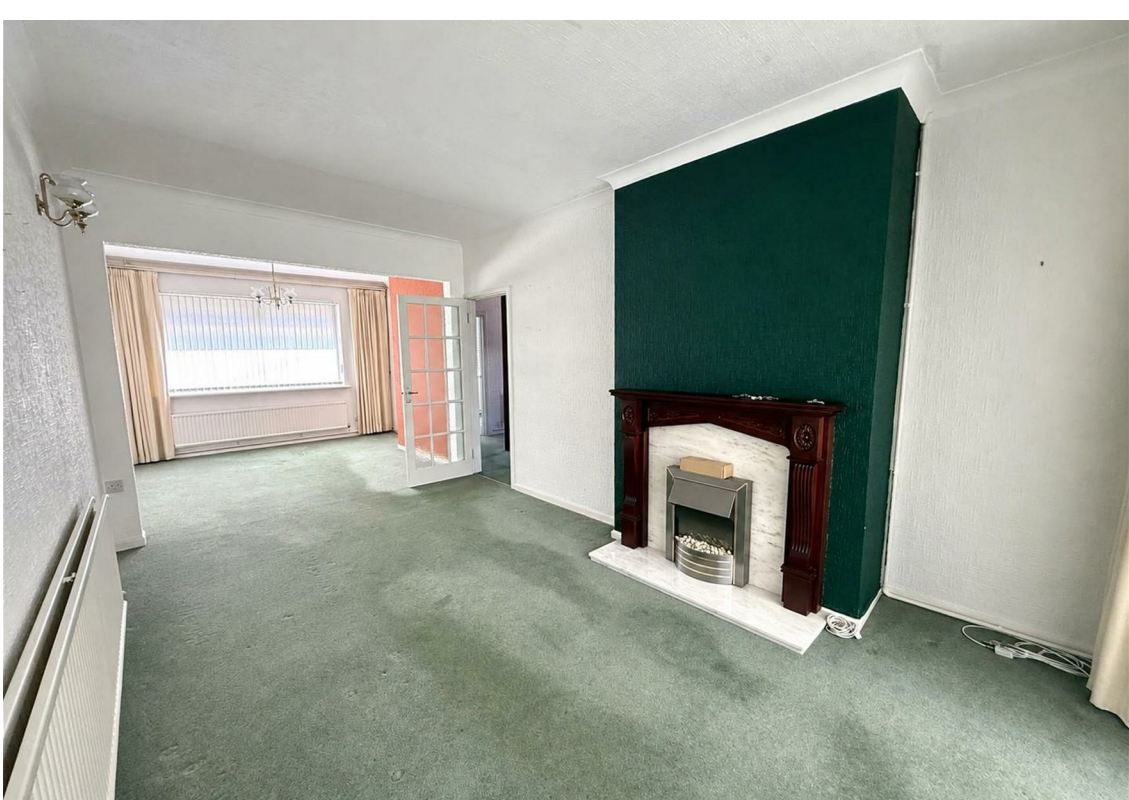
CONSERVATORY  
10'0" x 8'7" (3.05 x 2.64 )

KITCHEN  
11'1" x 8'5" (3.38 x 2.59 )

FIRST FLOOR

LANDING

BEDROOM 1  
14'6" x 12'2" (4.42 x 3.73 )



ENSUITE W.C

BEDROOM 2  
9'10" x 8'0" (3.02 x 2.44 )

BEDROOM 3  
10'11" x 5'6" (3.33 x 1.68 )

SHOWER ROOM

EXTERNAL

SERVICES

Mains gas, electric, water & drainage - metered  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

EPC RATING

D

TENURE

FREEHOLD

COUNCIL TAX BANDING

D

