3 Lon Coed Bran

Cockett, Swansea, SA2 0YQ

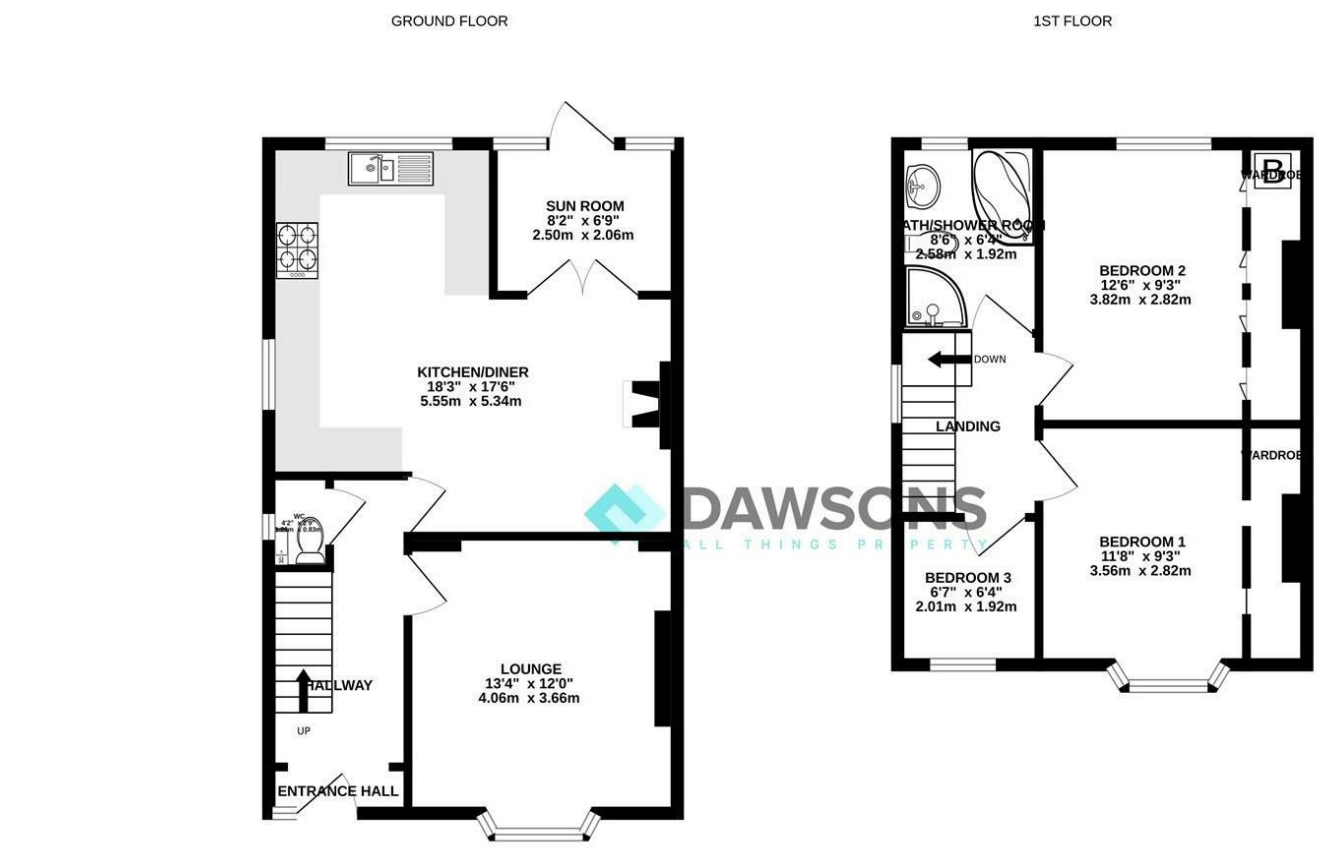
Asking Price £220,000

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DAWSONS
ALL THINGS PROPERTY

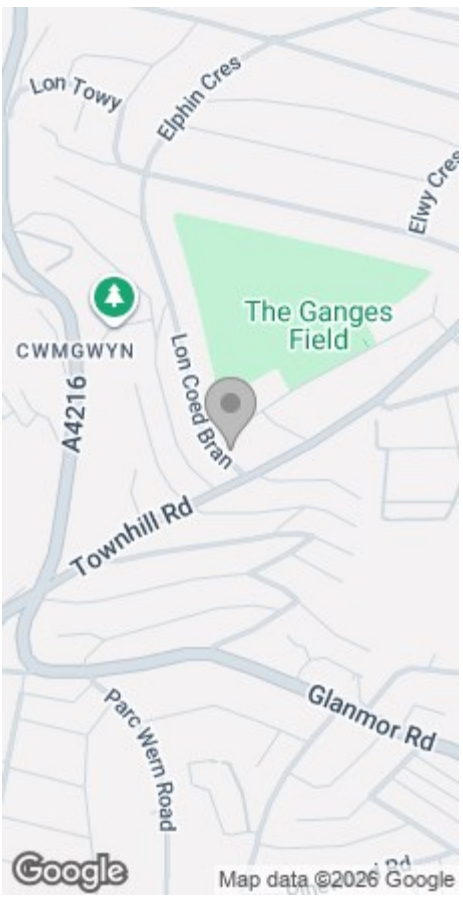


FLOOR PLAN

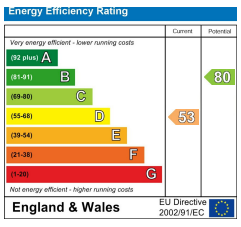


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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AREA MAP



EPC



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GENERAL INFORMATION

NO CHAIN !!! Situated in the popular residential area of Cockett, this traditional semi-detached home enjoys lovely front-facing views stretching across Swansea Bay towards Mumbles Head. Having been a much-loved family home, the property offers warm, well-maintained accommodation with plenty of character and space for modern living.

The ground floor briefly comprises an entrance hallway, a cosy front-facing lounge, convenient cloakroom, and an open-plan fitted kitchen/dining room — ideal for family life and entertaining — with doors leading through to a rear-facing sun room, perfect for use as a study, hobby room or relaxing sitting area.

Upstairs, there are three bedrooms, including two comfortable doubles and a single. Bedrooms one and two benefit from ample built-in wardrobe space. A well-appointed bath/shower room completes the first floor, featuring both a bath and separate shower enclosure.

Further benefits include gas central heating and uPVC double glazing.

Externally, the property enjoys an elevated rear decked terrace, providing a pleasant spot for outdoor seating and relaxing.

The location is particularly convenient, offering easy access to Singleton Hospital, Swansea University, Gower College Swansea, Singleton Park, Sketty Cross, and Tycoch Square, while also falling within well-regarded school catchment areas.

A fantastic opportunity to purchase a welcoming family home in a sought-after setting with beautiful coastal views. Viewing is highly recommended.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

HALLWAY



LOUNGE
13'3" x 12'0" (4.06m x 3.66m)



KITCHEN/DINER
18'2" max x 17'6" max (5.55m max x 5.34m max)

SUN ROOM
8'2" x 6'9" (2.50m x 2.06m)
With polycarbonate roof



FIRST FLOOR

LANDING







BEDROOM 1
11'8" x 9'3" (3.56m x 2.82m)

BEDROOM 2
12'6" x 9'3" (3.83m x 2.82m)







BEDROOM 3
6'7" x 6'3" (2.01m x 1.92m)

BATH/SHOWER ROOM
8'5" x 6'3" (2.58m x 1.92m)





EXTERNAL
FRONT - Steps to entrance door and gated pedestrian door to the rear. Sitting area. Variety of trees and shrubs.

REAR - Steps up to elevated decked sitting terrace.



EPC RATING
E

TENURE
FREEHOLD

COUNCIL TAX BANDING
D

SERVICES
Mains gas, electric, water (billed) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage