



**58 Townhill Road, Cockett, Swansea, SA2 0US**

**Asking Price: £264,950**

- An Extended Three Bedroom Semi Detached Family Home
- Extremely Well Presented Throughout
- Driveway Parking
- Fantastic Open Aspect Mumbles And Sea Views
- Popular And Sought After Residential Area
- Freehold Title



## Entrance Porch

Entered via double glazed French doors with matching glazed side panels, inner door then giving access to:-

## Hallway

With staircase giving access to the first floor, solid oak wood flooring, understairs storage cupboard space and doors to:-

## Family Lounge

4.121m x 4.190m (13' 6" x 13' 9")

A good size light and airy room, feature electric fire within pine mantle and marble hearth, picture rail and double glazed bay window to the front giving fantastic uninterrupted Mumbles and sea views.

## Dining Room/Breakfast Room

4.162m x 4.021m (13' 8" x 13' 2")

With stripped pine floor boards, coving and double glazed French doors opening onto rear garden. The dining room is open plan effect to:-

## Kitchen

4.018m x 2.260m (13' 2" x 7' 5") 3.018m x 2.260m (9' 11" x 7' 5")

A well appointed and fully fitted modern kitchen with a good selection of matching base and wall units in high gloss cream with chrome handles, wood effect roll top work surface space and preparation area incorporating twin bowl sink units with hot and cold taps over, built in electric oven, space for microwave unit, 4 ring gas hob with feature exposed brick wall and stainless steel extractor canopy over, space for fridge freezer, integral washing machine, glass shelving, wall mounted boiler (supplying domestic hot water and gas central heating) spot lighting, double glazed windows to side rear aspect and double glazed door giving access to side and rear garden.

## First Floor Landing

With original feature stainglass leaded window to the side, attic hatch, dado rail and doors to:-

## Master Bedroom

4.646m x 3.845m (15' 3" x 12' 7")

With picture rail and double glazed bay window to front aspect with stunning open aspect sea views.

## Bedroom Two

3.530m x 3.804m (11' 7" x 12' 6")

With picture rail, textured ceiling and double glazed window looking onto rear garden.

## Shower Room

1.995m x 1.961m (6' 7" x 6' 5")

A three piece suite comprising double base walk in glazed shower housing mains shower, wash hand basin, low level W.C, fully tiled walls and double glazed frosted window to the rear.

## Bedroom Three

2.308m x 2.612m (7' 7" x 8' 7")

With double glazed window to front aspect with open aspect sea views.

## External

To the front of the property is off road parking for 3 cars. Paved pathway to the side via wrought iron gates then gives access to a good size secure and enclosed rear garden laid mainly to lawn, flower borders, Indian sandstone patio area with matching path, garden shed and fenced boundaries.

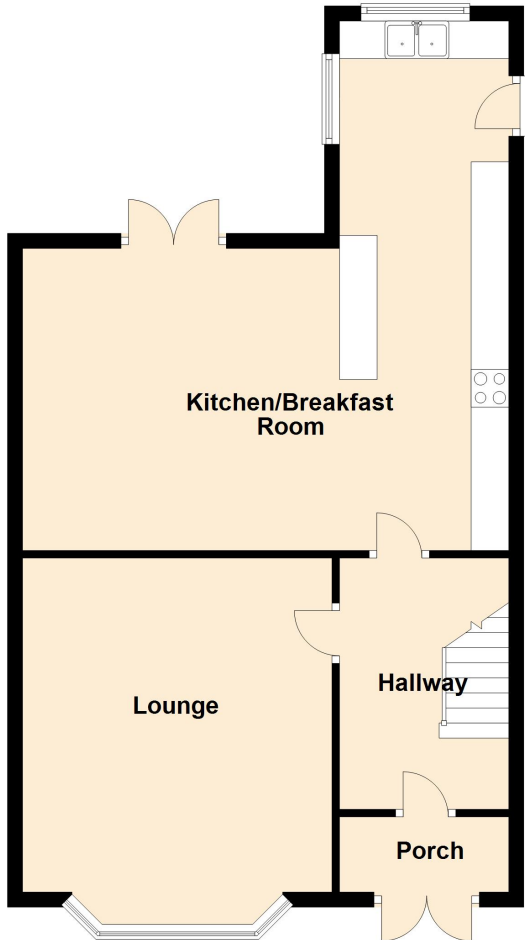
## Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



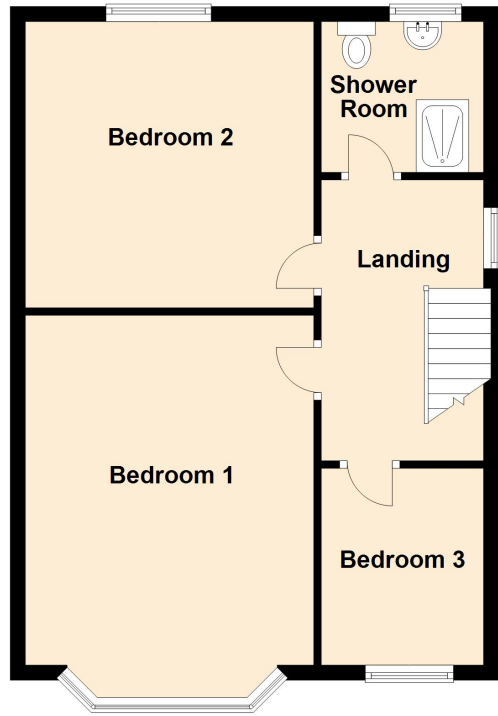
**Ground Floor**

Approx. 61.4 sq. metres (660.5 sq. feet)



**First Floor**

Approx. 51.9 sq. metres (558.4 sq. feet)



Total area: approx. 113.2 sq. metres (1218.9 sq. feet)

