



**10 Cotswold Close, Fforestfach, Swansea, SA5 5AZ**

**Asking Price: £189,950**

- Three Bedroom Semi Detached
- Good Size Corner Plot
- No Forward Chain
- Popular And Sought After Residential Area
- Ideal Family Home Or First Time Purchase
- Quiet Cul-De-Sac Location
- Driveway Parking And Single Garage



**Entrance Porch**

Entered via double glazed front door with double glazed windows to side and front, ceramic tile flooring and inner door to:-

**Hallway**

With medium oak effect laminate flooring, staircase giving access to the first floor and glazed door to:-

**Lounge**

4.912m x 4.460m (16' 1" x 14' 8")

With understairs storage, double glazed window to front aspect and archway to:-

**Dining Room**

3.253m x 3.232m (10' 8" x 10' 7")

With double glazed patio doors opening onto rear garden and glazed door to:-

**Kitchen**

2.828m x 2.429m (9' 3" x 8' 0")

Fitted with a range of base and wall units in cream with chrome handles with work surface space incorporating sink unit with hot and cold mixer taps over, built in electric cooker, 4 ring gas hob and stainless steel extractor canopy over, space for fridge freezer, electric floor heater, double glazed window looking onto rear garden and door to:-

**Lean To Side Porch**

2.451m x 1.314m (8' 0" x 4' 4")

With plumbing for automatic washing machine, part tiled walls and double glazed door giving access to side and rear.

**First Floor Landing**

With built in airing cupboard space housing boiler (supplying domestic hot water and gas central heating) double glazed window to side aspect and doors to:-

**Bedroom One**

4.224m x 3.147m (13' 10" x 10' 4")

With built in storage cupboard space, coving and double glazed window to front aspect.

**Bedroom Two**

3.238m x 2.974m (10' 7" x 9' 9")

With built in storage cupboard space and double glazed window looking onto rear garden.

**Bedroom Three**

3.347m x 2.087m (11' 0" x 6' 10")

With double glazed window to front aspect..

**Bathroom**

2.062m x 2.183m (6' 9" x 7' 2")

A three piece suite comprising panel bath with mains shower over, vanity wash hand basin, low level W.C, fully tiled walls , ceramic tile flooring and double glazed frosted window to the rear.

**External**

The property sits in a larger than average corner plot with the added advantage of driveway parking that leads to a single garage, Front and side gardens laid mainly to lawn, well stocked with mature shrubs and evergreens. Gate to the side then gives access tpo a secure, level and enclosed garden again laid mainly to lawn and paved patio area. Purpose built studio suitable for many uses to include home office, gym, playroom or storage with power and light.

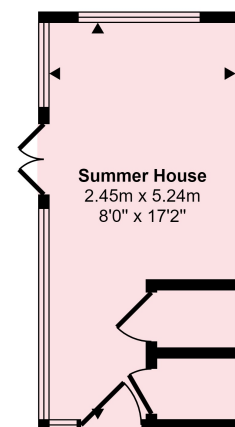
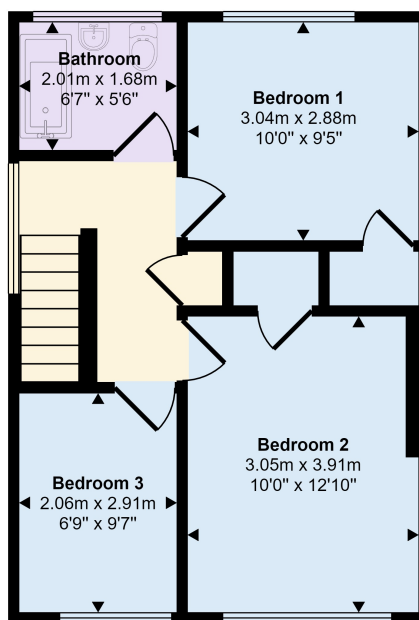
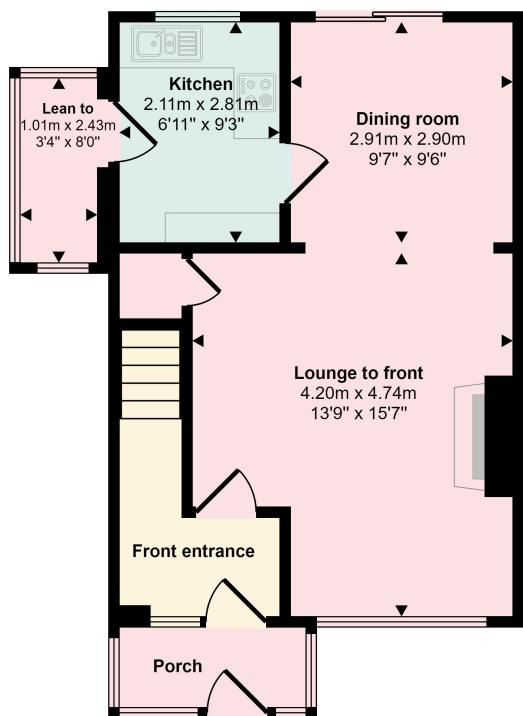
**Disclaimer**

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 advisers.





Approx Gross Internal Area  
100 sq m / 1078 sq ft



**Ground Floor**  
Approx 46 sq m / 500 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

