



**117 Cockett Road**

Cockett, Swansea, SA2 0FG

**Offers In Excess Of £300,000**



**SMITHS**



## 117 Cockett Road

### Cockett, Swansea, SA2 0FG

FULLY RENOVATED FOUR BEDROOM semi-detached home with EXTENDED FLOORPLAN and a DETACHED HOME OFFICE/GYM. NO CHAIN! This beautifully refurbished home exudes retro vintage flair, with a wealth of distinctive features and textures that bring the past to life while offering modern functionality. Internally, rich wood panelling adds warmth and depth to the rooms, complemented by vibrant colours, eclectic wallpaper & statement lighting. The spacious extended floorplan features an L-SHAPED KITCHEN/DINING ROOM. The heart of the home, the kitchen features bold two-tone black and white cabinetry, an on-trend slim worktop with a striking rust colourway, integral appliances and sliding patio doors that open out to the garden, creating a seamless connection to the outdoors. The ground floor also features a stunning FRONT ASPECT LIVING ROOM, SPACIOUS ENTRANCE HALLWAY, WC and UTILITY ROOM. Full PVCu double glazing and gas central heating, with multiple Victorian style column radiators and bespoke blinds to the windows. The four bedrooms are generously sized, with a stunning en-suite to the main bedroom, a focal point adorned with vintage style wallpaper and luxurious gold taps which add a playful touch of opulence. The main bathroom channels timeless elegance with it's metro-tiling & Victorian themed fixtures.

Externally, the home features a landscaped garden, a terrace perfect for entertaining, private driveway and a versatile outbuilding that could serve as a studio or office. Cockett offers excellent convenience with easy access to local shops, schools & essential amenities. The area is well-served by public transport links, providing quick connections to Swansea city center and the M4. Call to view now!







### Hallway

14'9" x 5'8" (4.52 x 1.73)

Spacious entrance hallway with custom wood panelling & staircase in a dramatic black colourway, mosaic tiled flooring, composite part glazed front door and Victorian column radiator.

### Reception Room One

11'8" x 10'0" (3.57 x 3.06)

Elegant front aspect living room, comprising PVCu bay windows & blinds, wood effect flooring in a striking herringbone pattern, wood panelling, custom built storage and a fantastic brick built chimney breast complete with sleeper surround, tiled hearth and a cosy log burner.



### Reception Room Two

11'9" x 11'4" (3.59 x 3.47)

Second beautifully styled reception room, with bespoke coving, custom-built storage, stunning vintage chandelier and fireplace with oak surround and intricate inset tiling. Open to the kitchen/dining area.



### Kitchen/Dining Room

17'3" x 9'2" (5.28 x 2.80)

Fabulous kitchen/casual dining area, open to the main dining room room. Featuring industrial wall lighting, tall feature radiator, tiled flooring and PVCu patio doors to the rear garden. A versatile space that would also be suitable as a play area or study. The kitchen features a range of units in a black/white two tone colourway, with deep belfast sink, integral oven, gas hob and extractor. The on-trend slimline worktop in a rust effect finish contrasts beautifully with the monochrome palette and a large skylight overhead casts an abundance of light into the space.



**Utility Room**

8'0" x 6'0" (2.44 x 1.83)  
Laundry will be a breeze in this prettiest of utility rooms. Complete with coving, vintage wallpaper, belfast sink, bespoke shelving & shoe storage racks, solid oak worktop with space for appliances, gas combi boiler and PVCu window.

**WC**

3'11" x 2'4" (1.20 x 0.72)  
Very useful ground floor part tiled cloakroom, with PVCu window, WC and sink.

**Landing**

9'2" x 6'2" (2.81 x 1.88)  
Landing space featuring fitted carpet, wood panelling to walls and loft hatch.

**Bathroom**

6'0" x 5'10" (1.84 x 1.79)  
Victorian style family bathroom, comprising full metro-tiling, PVCu window, radiator, freestanding claw foot tub, glass screen, sink & WC.

**Bedroom One**

16'7" x 10'1" (5.07 x 3.09)  
Substantial main bedroom, with triple PVCu windows to the front aspect, wood effect flooring in a herringbone pattern, industrial wall lighting, tall feature radiator and door to the en-suite bathroom.

**En-Suite Bathroom**

6'0" x 5'10" (1.84 x 1.79)  
An opulent, vibrant design featuring a tiled open shower with black frame, striking patterned wallpaper, wood panelled walls, PVCu window and incredible dual sink unit with gold taps.

**Bedroom Two**

11'11" x 10'3" (3.64 x 3.14)  
Second double bedroom with fitted carpet, custom built in storage, tall radiator and PVCu windows to the rear aspect.

**Bedroom Three**

10'4" x 10'4" (3.17 x 3.15)  
Third double bedroom comprising fitted carpet, radiator, PVCu windows to the front aspect and bespoke built-in storage.

**Bedroom Four**

6'9" x 6'1" (2.07 x 1.87)  
Fourth bedroom, suitable as a single, nursery or office/dressing room. Equipped with a playful leopard print carpet, PVCu windows to the front aspect, tall feature radiator and bright white walls which contrast beautifully with the dramatic black ceiling.

**External & Location**

Externally, the property features a private driveway with sensor lighting that provides both convenience and security. A secure gate leads to the rear of the property, offering easy access and both privacy & storage for motorbikes, bikes, kayaks, etc. The neat lawned garden is well-maintained, complemented by a cozy terrace,



perfect for relaxing or entertaining. A small woodstore adds practicality, while a versatile outbuilding stands at the back, boasting smooth plastered walls, PVCu windows and doors, and painted wood beams to the ceiling, creating a modern yet rustic feel. With lighting & electric points, the outbuilding can easily be transformed into a home office, gym or studio, depending on your requirements.

Cockett offers excellent convenience with easy access to local shops, schools and essential amenities, making it ideal for families and professionals. The area is well-served by public transport links, providing quick connections to Swansea city center and the M4. Additionally, Cockett and the wider area feature a number of vibrant parks & green spaces, which provide a peaceful and safe environment for outdoor activities and dog walking.



Floor Plan



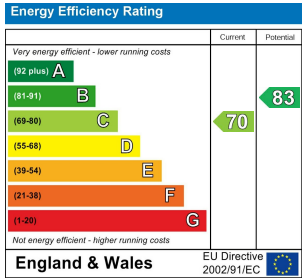
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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