

Coedsaeson Crescent

SKETTY, SWANSEA, SA2 9DG

GUIDE PRICE £225,000

**Hern &
Crabtree**



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Tucked away in the charming Coedsaeson Crescent in Sketty, Swansea, this delightful mid-terrace home perfectly blends modern living with period charm.

As you step inside, you are greeted by a bright and airy reception room that exudes warmth and character, showcasing the home's original period features. The property offers three versatile reception rooms, providing plenty of space for relaxing, entertaining, or even creating a home office. The flexibility of these rooms allows you to tailor them to suit your lifestyle.

Boasting three generously sized bedrooms, it's an ideal choice for families or anyone seeking extra space. An enclosed sunny garden sits to the rear and a forecourt garden to the front.

Ideally located, this home offers easy access to local amenities, schools, and parks, making it a sought-after option for those looking to join a vibrant and welcoming community.



1169.00 sq ft

Front

Steps leading to the front aspect. Front forecourt garden. Paved patio. Mature shrubs.

Porch

Double glazed composite door to the front elevation with window over. Tiled wall. Tiled flooring. Coved ceiling. Door leading to:

Hallway

Coved ceiling. Ceiling arch detail. Dado rail. Radiator. Stairs rise up to the first floor.

Lounge

14'1" max x 10'10" max

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Electric fire with stone surround and mantelpiece. Radiator. Squared off archway to the reception room.

Reception Room

11'7" max x 9'2" max

Double glazed window to the rear elevation. Picture rail. Fitted storage cupboard. Radiator. Squared off archway to the lounge.

Dining Room

15'6" max x 9'4" max

Double glazed window to the side elevation. Coved ceiling. Picture rail. Radiator. Understairs storage cupboard. Fitted Storage cupboard. Gas fire with stone mantelpiece.

Kitchen

9'7" max x 8'8" max

Double glazed window to the rear elevation. Double glazed PVC door to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Freestanding oven. Worcester gas combination boiler. Part tiled walls. Vinyl flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Fitted linen cupboard. Loft access hatch.

Bedroom One

14'10" max x 11'9" max

Two double glazed window to the front elevation. Coved ceiling. Picture rail. Cast iron feature fireplace. Radiator.

Bedroom Two

11'8" max x 9'1" max

Double glazed window to the rear elevation. Picture rail. Fitted wardrobe. Radiator.

Bedroom Three

11'9" max x 9'5" max

Double glazed window to the rear elevation. Picture rail. Cast iron feature fireplace. Fitted wardrobe. Radiator.

Shower Room

9'7" max x 6'1" max

Double glazed obscured window to the side elevation. W/C and wash hand basin. Shower quadrant with rainfall shower head and jets. Bath. Vanity unit. Heated towel rail. Tiled flooring. Tiled walls.

Garden

Enclosed rear garden. Side return. Paved patio with stairs rising up to the lawn. Mature shrubs and trees. Further paved patio seating area.

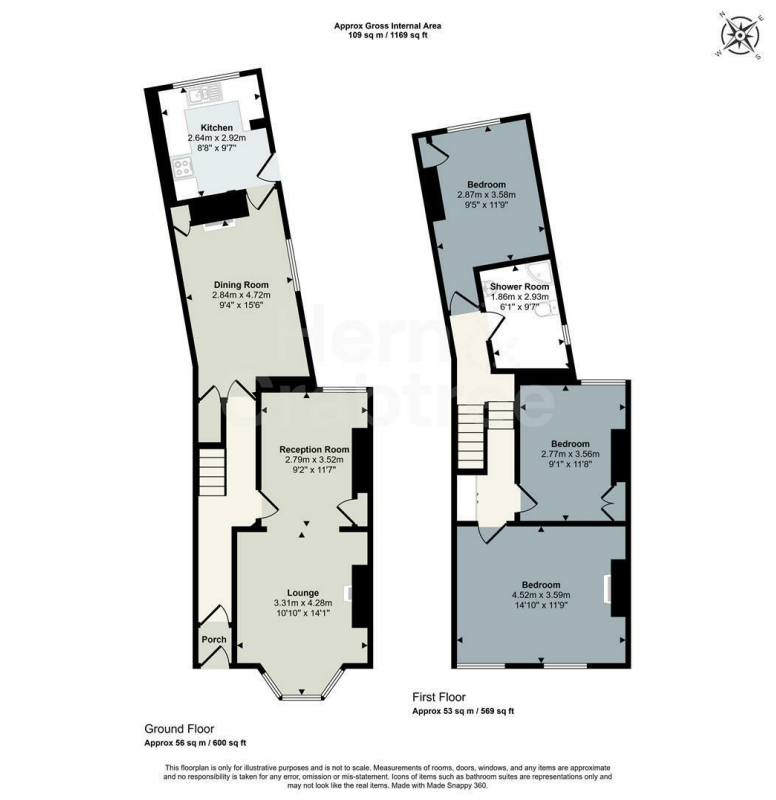
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

