



## 4 Cory Street, Sketty, Swansea, SA2 9AW

**£285,000**

In the highly sought-after location, this charming three-bedroom terraced home with rear garage offers spacious home, perfectly suited to families, professionals and first-time buyers alike. Upon entering, a welcoming entrance hall leads into a bright and spacious lounge featuring a beautiful bay window that fills the room with natural light. To the rear of the property, the open-plan kitchen and dining area flows effortlessly into a cosy sitting room, creating an excellent space for modern family living. Double doors open directly onto the enclosed rear garden, seamlessly blending indoor and outdoor living. A convenient ground floor shower room further enhances the practicality of the home. The first floor comprises three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a forecourt garden to the front, while the fully enclosed rear garden is predominantly laid to lawn, offering space for children, pets and outdoor enjoyment. A valuable rear garage provides additional storage or off-road parking. The property enjoys an enviable position within one of Swansea's most desirable residential areas. Sketty is renowned for its strong sense of community, excellent schools, and superb local amenities. The property is conveniently located within walking distance of Singleton Hospital and Sketty Cross, where a variety of independent shops, cafés, restaurants, and everyday amenities can be found. Families will appreciate the proximity to well-regarded schools including Bishop Gore School and Sketty Primary School. The beautiful Singleton Park and Swansea Bay seafront are also within easy reach, offering wonderful outdoor spaces for recreation and leisure. Swansea City Centre, Swansea University, and the picturesque Gower Peninsula are all easily accessible, making this an ideal location for commuters and families.

## The Accommodation Comprises

### Ground Floor

#### Hall 11'10" x 5'7" (3.61m x 1.71m)



Entered via a front entrance door with attractive windows to either side, allowing natural light to flood the space. The welcoming hallway features wooden flooring, a radiator, and a staircase rising to the first floor, with access to the principal ground floor accommodation.

#### Lounge 9'6" x 13'0" (2.89m x 3.96m)



A bright and inviting reception room featuring a double glazed bay window to the front elevation, allowing an abundance of natural light to fill the space. The room benefits from attractive wooden flooring and a radiator, creating a warm and comfortable environment for relaxing and entertaining.

#### Kitchen/Dining Room 13'1" x 15'9" (4.00m x 4.80m)



Beautifully fitted with a comprehensive range of wall and base units with worktop space over, incorporating a built-in eye-level double oven, built-in microwave, gas hob with extractor hood above, integrated dishwasher, and fridge/freezer. An understairs storage cupboard provides additional storage and plumbing for a washing machine. The room is further enhanced by ceiling spotlights and a door leading to the shower room. Open plan to the sitting room, creating a sociable and versatile living space ideal for modern family life and entertaining.



### Sitting Room 9'10" x 13'5" (3.00m x 4.09m)



A cosy and versatile reception area benefiting from double doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The room is further enhanced by skylight windows, allowing an abundance of natural light to flood the space. Additional features include wooden laminate flooring, a radiator, and a double glazed door to the side, creating a bright and welcoming environment.



### Shower Room 7'11" x 2'10" (2.41m x 0.87m)



Three piece suite with comprising, shower cubicle, vanity wash hand basin and WC, frosted double glazed window to rear.

### First Floor

#### Landing 6'7" x 6'11" (2.00m x 2.12m)

Access to loft.

#### Bedroom 1 13'0" x 10'8" (3.97m x 3.26m)



Double glazed window to front, radiator, feature fire surround, radiator.

**Bedroom 2 10'3" x 12'0" (3.12m x 3.66m)**



Double glazed window to rear, wooden flooring, radiator.

**Bedroom 3 9'8" x 7'11" (2.95m x 2.41m)**



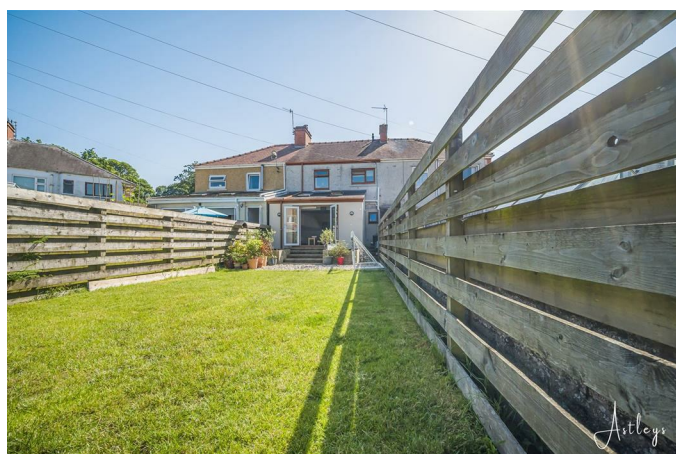
Double glazed window to front, radiator.

**Bathroom 6'6" x 7'1" (1.97m x 2.15m)**



Three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring, frosted double glazed window to rear.

**External**



Externally, the property benefits from a forecourt garden to the front, while the fully enclosed rear garden is predominantly laid to lawn, offering a safe and private space for children, pets, and outdoor enjoyment. A valuable rear garage provides additional storage or off-road parking.

## Rear Garden



Broadband - Basic 18 Mbps Superfast 98 Mbps Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability - BT Sky Virgin

## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - D

Parking - Garage at the rear. There is lapse planning for a driveway to the front.

Please note the the seller is not leaving the log burner in the lounge.

Services - Services - Mains electric. Mains sewerage.

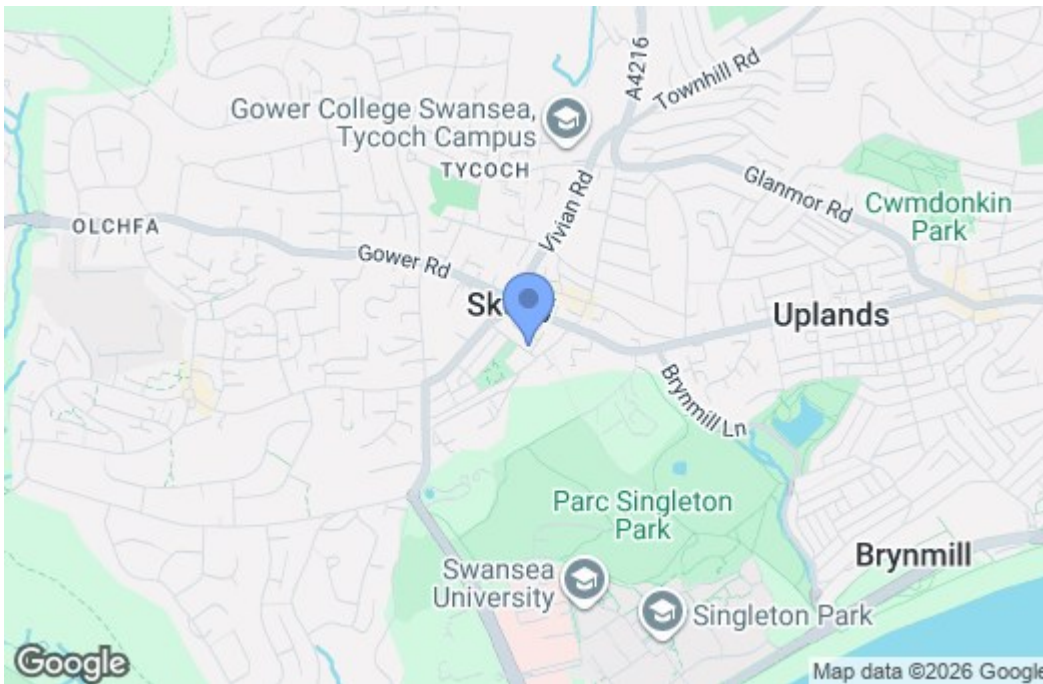
Mains Gas. Mains water

Mobile coverage - EE Vodafone Three O2

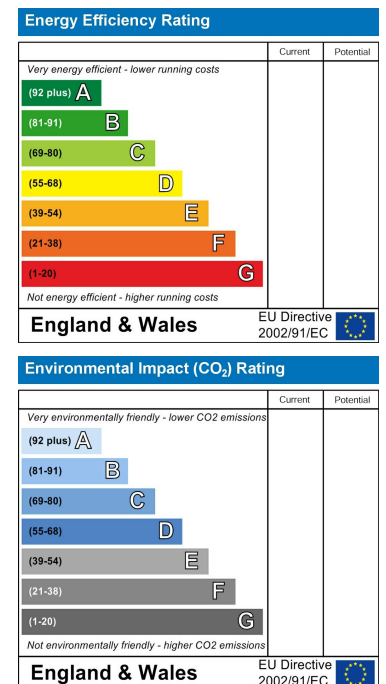
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.