

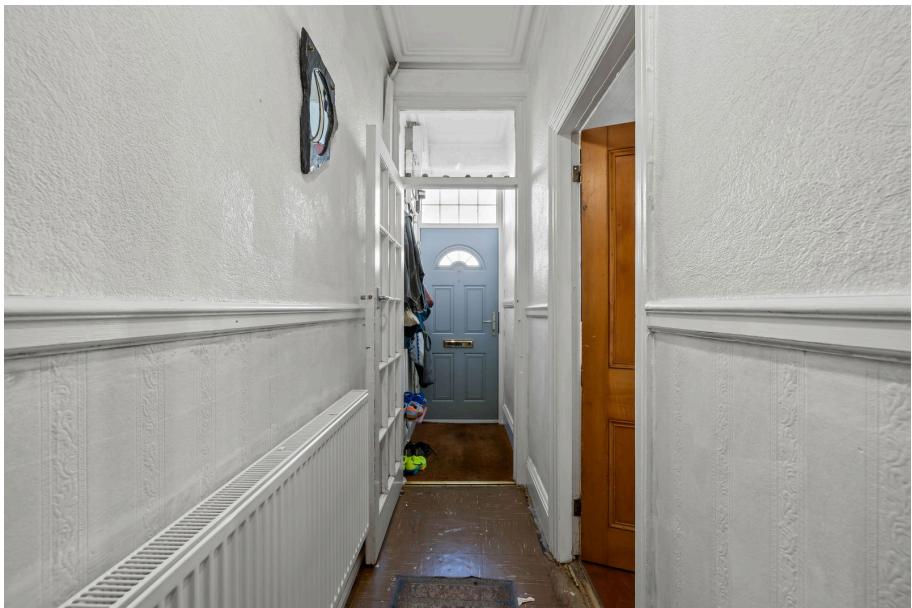
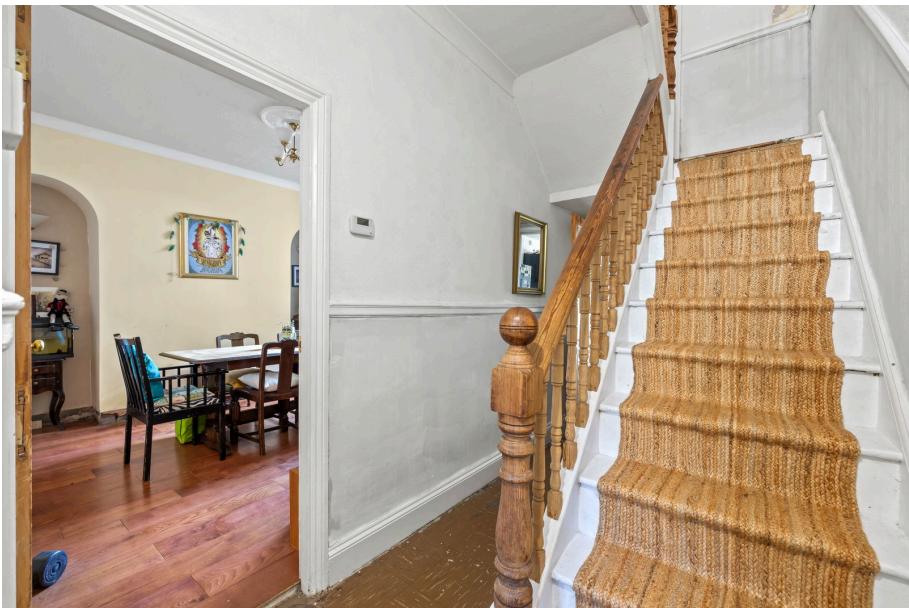


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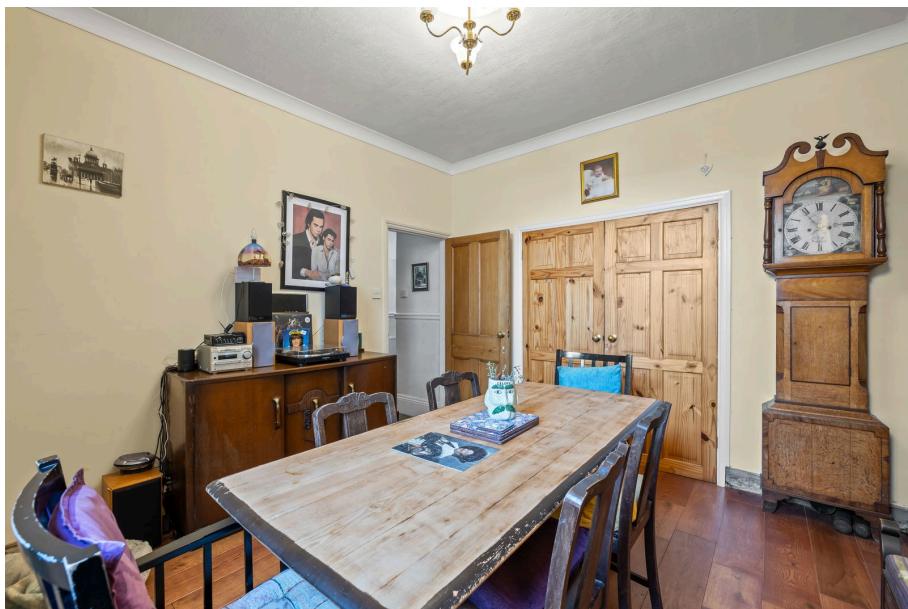
Coedsaeson Crescent, Sketty, Swansea, SA2 9DG

Offers In Region Of £250,000

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- Situated In A Highly Sought-After Part Of Sketty With Excellent Access To Shops, Exposed Timber, And Original Features, Adding Character Throughout The
- Bay Fronted Living Room With Double Doors Into The Dining Room For A Flexible Open-Plan Room With Two Velux Windows And Elevated Views Towards The
- Detached Double Garage To The Rear With Power And Lighting
- Three Well-Proportioned First-Floor Bedrooms
- Traditional Victorian Terrace Offering Ample Internal Space.
- Spacious Kitchen With Plenty Of Counter Space, Pantry Storage, And Room For A Dining Room To The Rear Overlooking The Garden.
- A Fantastic Opportunity For Anyone Seeking Size, Convenience, And Character In Sketty.



Located in a popular part of Sketty with great access to shops, schools, and main routes across Swansea, this Victorian terrace gives you far more space than you'd expect. The bay-fronted living room connects to the dining room via double doors, creating a flexible layout that works well day to day.

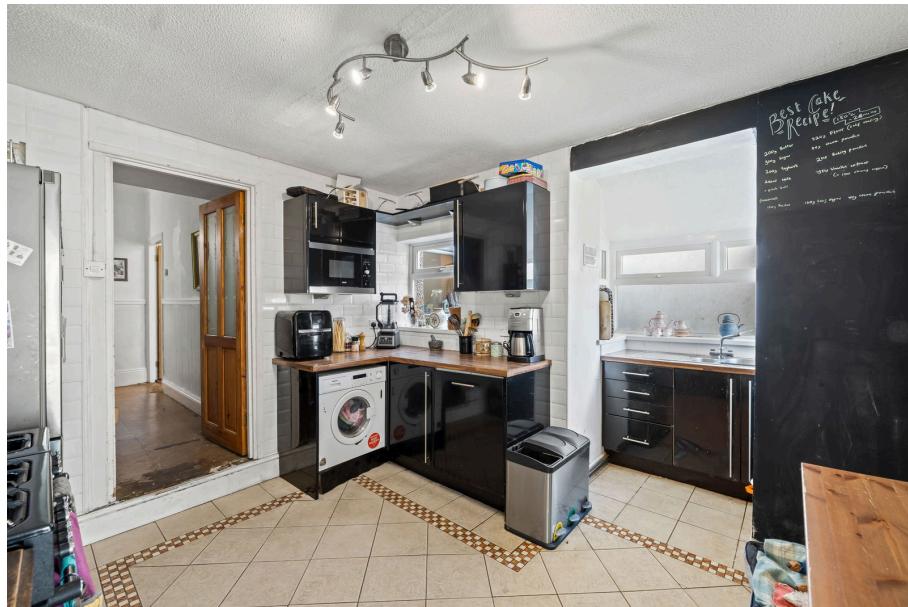
To the rear is a good-sized kitchen, a downstairs bathroom, and a bright sunroom overlooking the garden. Upstairs offers three spacious bedrooms, one with an en-suite, along with a second staircase leading to a converted loft room with two Velux windows and views out towards the bay.

The rear garden gets plenty of sun, and the double garage with rear-lane access is ideal for parking, storage, or a workshop space.

A great option for anyone wanting size, convenience, in a well-



TOTAL FLOOR AREA: 1313sq ft. (122.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and is not intended for planning purposes. It has not been tested and no guarantee is given as to its operability or efficiency. Made with MyHouse 2022.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	