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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, Parks, And The Sea.
- Exposed Brick And Original Fireplaces Adding Character Throughout The Home.
- Bay-Fronted Living Room With Double Doors Into The Dining Room For A Flexible Open-Plan Feel.
- Bright Bedroom With Two Velux Windows And Elevated Views Towards The Bay.
- Attached 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 Appliances.
- Bright Sunroom 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 floorplan 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. This plan is for illustrative purposes only and should be relied on solely for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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