



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

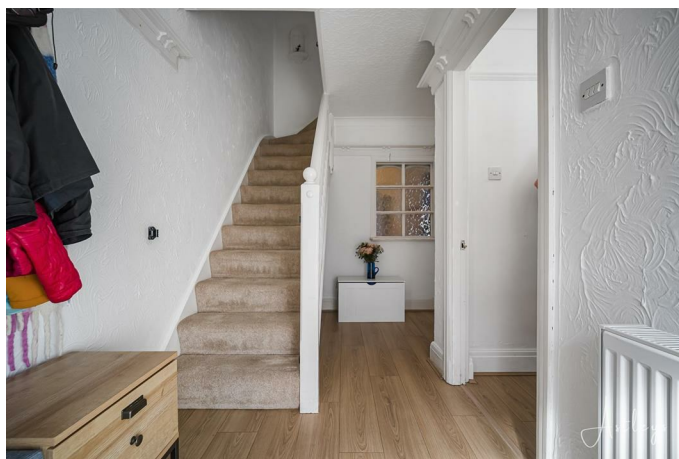
**£275,000**

This delightful terraced home presents an excellent opportunity for first time buyers, offering a well planned layout and a warm, inviting feel throughout. The property features two versatile reception rooms, providing ample space. The ground floor comprises an entrance hall, a bright lounge enhanced by a front facing bay window, and a second reception room used as a sitting/dining area with door to the kitchen a useful utility space, and a convenient ground floor WC. To the first floor, the property offers three bedrooms, along with a modern shower room. Externally, the front of the property provides gravelled off-road parking for one vehicle, with a pathway leading to the entrance. To the rear is a garage with rear lane access and lies a truly charming garden, a hidden gem featuring mature shrub borders, a tranquil garden pond, a well maintained lawn, and two patio areas perfect for outdoor relaxation. Situated in a desirable location, offering excellent access to a range of local amenities including shops, cafes, and supermarkets. It is within close proximity to the vibrant Uplands area, as well as being conveniently situated for Swansea University and hospital. Beautiful outdoor spaces such as Singleton Park and the scenic Swansea Bay are also nearby. The property further benefits from good transport links to Swansea City Centre and surrounding areas.

## The Accommodation Comprises

### Ground Floor

#### Hall



The hallway is accessed via the front door and provides a welcoming entrance to the property. It features two windows positioned on either side, allowing for plenty of natural light to fill the space. Radiator, laminate flooring, staircase leading to the first floor.

#### Lounge 12'0" (into bay) x 13'1" (3.66m (into bay) x 3.99m)



The lounge is a bright and inviting space, featuring a double glazed bay window to the front that allows for plenty of natural light. A gas fire with surround provides a focal point to the room, creating a cosy atmosphere. The room is finished with laminate

flooring, complemented by a decorative picture rail and coving to the ceiling with an attractive ceiling rose and a radiator.

Open plan, door to:

#### Dining Room/Sitting Room 15'0" x 19'2" (4.57m x 5.84m)



A spacious open plan area, featuring a double glazed window to the rear and a brick-built fire surround that adds a focal point to the space. The room benefits from two radiators and is finished with laminate flooring. Character features include a picture rail and coving to the ceiling, adding a touch of style, with a door leading through to the kitchen.



### Kitchen 9'10" x 7'7" (3.00m x 2.31m)



The kitchen is fitted with a range of wall and base units with worktop space over, incorporating a 1½ bowl stainless steel sink unit with tiled splashbacks. There is space for a dishwasher and cooker, tiled flooring, coving to the ceiling and provides access to the rear porch, which is currently utilised as a utility room.

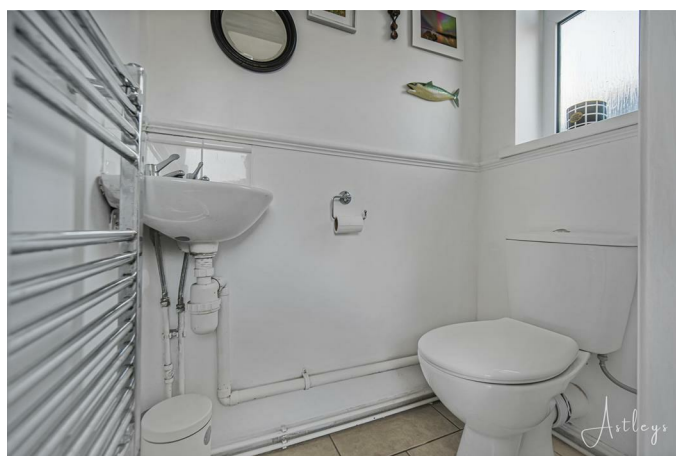


### Utility 6'7" x 6'7" (2.00m x 2.00m)



The rear porch/utility is a practical space, offering plumbing for a washing machine and space for a tumble dryer. A double glazed window to the rear provides natural light, while tiled flooring and area also benefits from a door leading the ground floor WC and to the outside

### WC



Fitted with two piece suite comprising, wash hand basin and WC. Heated towel rail, tiled flooring, Frosted double glazed window to rear.

### First Floor

#### Landing

Access to loft with a pull down ladder.

**Bedroom 1 13'1" x 9'10" (3.99m x 3.00m)**



Double glazed window to front, built-in wardrobes, picture rail, coving to ceiling with ceiling rose, radiator.

**Bedroom 2 10'2" x 9'7" (into the cupboard) (3.12m x 2.94m (into the cupboard))**



Double glazed window to rear, airing cupboard housing the boiler, coving to ceiling, radiator.

**Bedroom 3 9'6" x 8'0" (2.89m x 2.43m)**



Double glazed window to front, radiator.

**Shower Room**



Three piece with comprising, tiled double shower cubicle, wash hand basin and WC. Half tiled walls, heated towel rail, frosted double glazed window to rear.

## External



Externally, to the front of the property there is gravelled off-road parking along with a pathway leading to the front door.

To the rear, the property benefits from vehicle access to a garage. with a door to the rear garden.

The rear garden is a delightful space, featuring mature shrub borders, a garden pond, a lawned area, and two patio areas, ideal for outdoor relaxation and entertaining.

## Rear Garage



## Rear Garden



## Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Main Gas. Water Meter

Parking - Driveway & Rear Garage

Mobile coverage - EE Vodafone Three O2

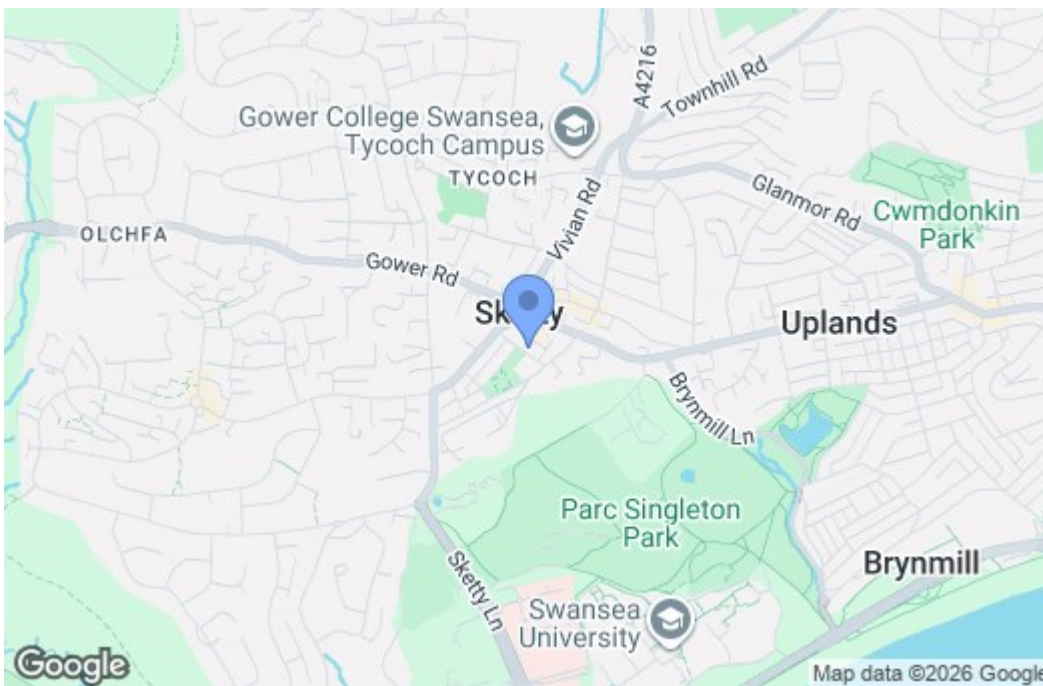
Broadband - Basic 17 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

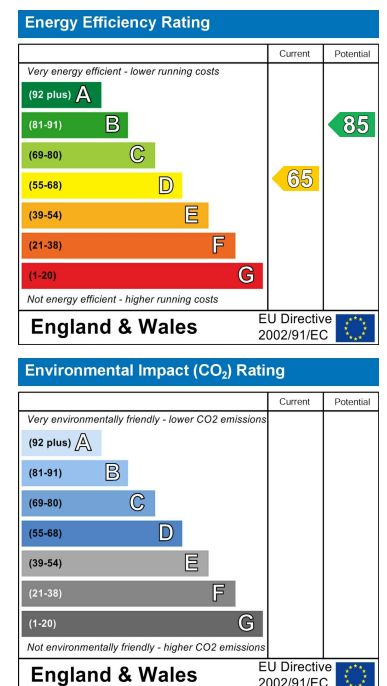
## Floor Plan



## Area Map



## Energy Efficiency Graph



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