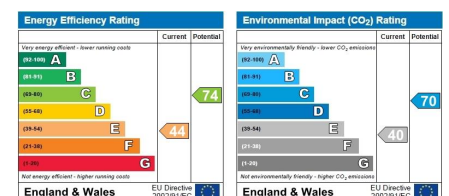




## 22 Cory Street, Sketty, Swansea SA2 9AW

**Offers in the region of £354,995**

Unique and Spacious Detached Property  
Desirable Heart of Sketty Location  
Off Road Parking For Numerous Vehicles  
Three Double Bedroom  
Two Reception Rooms  
EER: E44



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**AO/RO/70301/280519**

## **DESCRIPTION**

A unique and spacious three bedroom detached property situated in this desirable cul-de-sac in the heart of Sketty. The property is located within walking distance to the local shops, amenities and eateries Sketty has to offer. The property is in a good catchment area for both primary and secondary schools, and Singleton Hospital, Singleton Park and Swansea University are all easily accessible.

Boasting spacious accommodation comprising kitchen, two reception rooms, two bathrooms, separate W/C, three double bedrooms and enclosed front and rear gardens.

The property also benefits from off road parking for numerous vehicles, double garage to rear and double glazing. NO CHAIN.

EER: E44

## **ENTRANCE PORCH**

Enter via front door, door to:

## **HALLWAY**

Under stairs storage, storage cupboards, doors to:

## **LIVING ROOM**

16'3 x 16'1 widest (4.95m x 4.90m widest)

Spacious room with large double glazed window to front, 3 obscured double glazed windows to side, coving to ceiling, wooden fireplace and hearth housing electric fire.

## **DINING ROOM**

11'9 x 11'9 (3.58m x 3.58m)  
Large double glazed window to front, 2 obscured double glazed windows to side, coving to ceiling.

## **KITCHEN**

17' x 9'8 widest (5.18m x 2.95m widest)

Three double glazed windows to rear, 2 obscured double glazed windows to side, door to rear garden, fitted with a range of modern wall and base units with work surfaces over, integrated 4 ring gas hob and electric oven with extractor, washing machine and dryer, space for fridge/freezer, tiled flooring, tiled splash back, wall mounted combination boiler system.

## **CLOAKROOM**

Obscured double glazed window to rear, tiled walls, tiled flooring, low level WC, wash hand basin.

## **FAMILY BATHROOM**

8'8 x 9'8 (2.64m x 2.95m)  
Obscured double glazed window to rear and side, tiled walls, tiled flooring, 3 piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with shower attachment, chrome towel heater.

## **FIRST FLOOR LANDING**

Double glazed stained window to side, doors to:

## **BEDROOM ONE**

17'3 x 15'3 (5.26m x 4.65m)  
Large double glazed window to front, 2 Velux windows to rear, storage cupboards.

## **BEDROOM TWO**

14'9 x 11'9 (4.50m x 3.58m)  
Large double glazed window to front, 2 obscured double glazed windows to side, coving to ceiling.

## **BEDROOM THREE**

9'8 x 9'1 widest (2.95m x 2.77m widest)  
Double glazed window to rear, coving to ceiling.

## **BATHROOM**

Obscured window to side, part tiled walls, 3 piece suite comprising of low level WC, wash hand basin, half bath

with shower attachment.

## **EXTERNALLY**

To the front of the property is a pleasant enclosed front garden bordered by mature shrubs and trees. There is a driveway allowing parking for 2 vehicles and pedestrian side access to the rear. The private enclosed rear garden is mainly laid to lawn and the **DOUBLE GARAGE** faces the rear lane which is accessed off Cory Street, adjacent to the garage is a hard standing providing off road parking.

## **SERVICES**

We are advised that mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01792 281122 or e-mail [sketty@johnfrancis.co.uk](mailto:sketty@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our office in Sketty, turn right off Gower Road onto De La Beche Road and take the first right into Cory Street. The property is located on the right hand side identified by our John Francis For Sale board.