



# Dawsons

estate agents



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

Ideally situated within the heart of the distinguished area of Sketty this mid terrace property offers great convenience being within walking distance of local shops and amenities at Sketty Cross. Comprising entrance hallway, good sized lounge, dining room, kitchen and bathroom to the ground floor. There are three bedrooms to the first floor. Benefits include partial uPVC double glazing, gas central heating, rear garden with rear access.

Enjoying easy access to Singleton hospital, Swansea University, Singleton and Del La Beche parks, bowling green and the sea front. Within good school catchment areas. An ideal first time purchase or investment property with no onward chain

**Asking Price £135,000**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
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## **ENTRANCE**

Enter via uPVC glass panelled door into:-

## **PORCH**

Wooden door into:-

## **HALLWAY**

Storage cupboard, radiator, stairs to first floor.

## **LOUNGE 6.89m x 3.25m (22'7" x 10'8")**

UPVC double glazed bay window to front, uPVC glass panel door to rear, wall mounted gas fire, two radiators.

## **DINING ROOM 3.14m x 2.89m (10'4" x 9'6")**

Window to side, storage cupboard, wall mounted gas fire with tiled backdrop and hearth,

## **KITCHEN 2.78m x 2.64m (9'1" x 8'6")**

Fitted with a range of wall and base units, work surface over, set in stainless steel sink and drainer, cooker point, plumbed for washing machine, splash back tiles, window to side, opening into:-

## **INNER PORCH**

UPVC glass panelled door.

## **BATHROOM**

Bathroom suite comprising panelled bath with shower over, low level w.c., pedestal wash hand basin, majority tiled walls, window to rear.

## **FIRST FLOOR**

## **LANDING**

Loft access.

## **BEDROOM 1 4.45m x 4.02m (14'7" x 13'2")**

UPVC double glazed window to front, radiator.

## **BEDROOM 2 3.54m x 2.72m (11'7" x 8'11")**

UPVC double glazed window to rear, radiator.

## **BEDROOM 3 3.16m x 2.88m (10'4" x 9'5")**

UPVC double glazed window to rear, storage cupboard housing boiler, radiator.

## **EXTERNAL**

## **FRONT**

Courtyard bordered with mature shrubs.

## **REAR**

Enclosed rear garden, laid to lawn with rear access.

**TENURE:** Leasehold

**COUNCIL TAX:** D

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 299655

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

