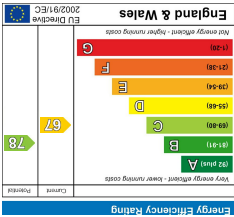
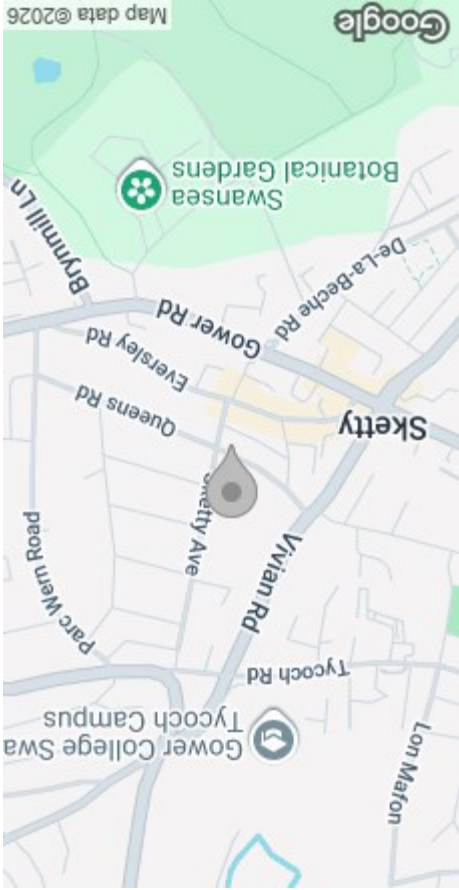


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

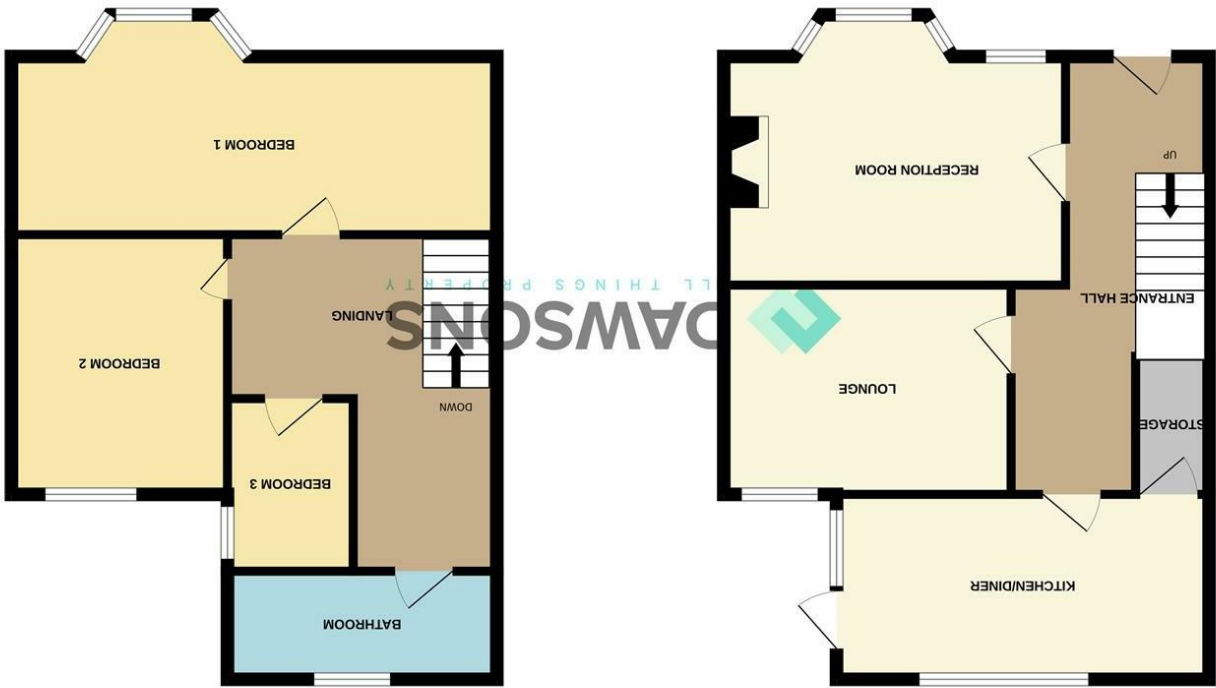
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix ©2026



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AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



28 Coedsaeson Crescent
Sketty, Swansea, SA2 9DG
Offers Over £200,000



GENERAL INFORMATION

Situated in the popular area of Sketty, this property is a generously proportioned three-bedroom mid-terrace property that requires a significant programme of modernisation and improvement, making it an ideal opportunity for investors or buyers looking to put their own stamp on a property.

The ground floor comprises a welcoming entrance hallway, two large reception rooms, and a particularly spacious kitchen/diner with useful additional storage space.

To the rear is a south-facing garden, providing a great outdoor space and further potential to enhance the property.

Upstairs, there are three large bedrooms along with a family bathroom. The generous room sizes throughout offer plenty of scope for modernisation and reconfiguration, subject to any necessary consents.

With its excellent proportions, three good-sized bedrooms and attractive south-facing rear garden, the property offers considerable potential once refurbished and represents an exciting opportunity for an investor or buyer seeking a project in a well-established Sketty location.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM
16'8" x 11'8" (5.10 x 3.58)

LOUNGE
14'4" x 11'8" (4.37 x 3.57)

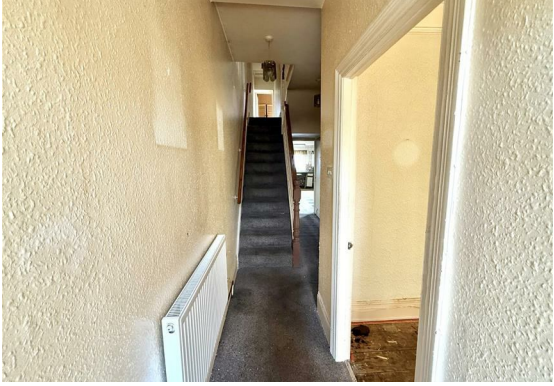
KITCHEN/DINER
21'4" x 12'0" (6.52 x 3.68)

STORAGE

FIRST FLOOR

BEDROOM 1
13'6" x 18'7" (4.13 x 5.67)

BEDROOM 2
11'9" x 13'0" (3.60 x 3.97)



BEDROOM 3
9'1" x 14'3" (2.78 x 4.36)

BATHROOM

SERVICES
Mains gas, electric, water (billed) & drainage.

EXTERNAL

EPC
D

TENURE
FREEHOLD

COUNCIL TAX
E

