



11 Glynderwen Crescent, Derwen Fawr, Swansea, SA2 8EH

A fantastically rare opportunity to acquire this distinctive and individual detached property situated on an impressively spacious plot in the prime location of Derwen Fawr. This bright and airy home is set on a beautiful laid to lawn garden steeped in a wealth of attractive mature shrubs, trees and bushes offering a pond feature, vegetable garden, storage sheds and a fully insulated summer house. Comprising stylish fitted kitchen, dining room, large lounge with doors onto patio area, g/f bath/shower room, three bedrooms, ensuite shower room and dressing room (off master bedroom). Benefits include Upvc d/g, gas c/g, cellar the full width of property providing ample storage, driveway and outstanding far reaching sea views over Swansea Bay and Mumbles Head, An ideal family home within good school catchments. No upward chain involved. Internal viewing essential.

Asking Price £450,000

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ENTRANCE

Enter via uPVC double glazed obscured stained glass panel door into:-

HALLWAY

UPVC double glazed obscured stained glass window to side, coving, picture rail, staircase to first floor, two built in understairs storage cupboards, radiator, wood panelled doors off to:-

DINING ROOM 3.632m x 3.586m (11'11" x 11'9")

UPVC double glazed stained glass window to side, coving, picture rail, radiator, archway into:-

KITCHEN/BREAKFAST ROOM 4.138m (max) x 3.456m (min) (13'7" (max) x 11'4" (min))

Fitted with a range of stylish high gloss wall and base units incorporating multi tone wooden work surface over, set in stainless steel sink and drainer with stainless steel mixer tap with glass splash back and strip light, built in stainless steel electric "Neff" oven and grill with matching "Neff" four ring halogen hob with glass splash back and integrated extractor hood over, integrated dishwasher, high gloss ceramic splash back tiles, space for tall standing fridge freezer, breakfast bar, ceiling rose, coving, two double glazed sky lights, uPVC double glazed window and glass panel door to rear leading out to garden offering a fabulous far reaching leafy green outlook, radiator, neutral tiled effect vinyl floor covering, door into:-

UTILITY/STORE ROOM 4.833m x 2.288m (15'10" x 7'6")

UPVC double glazed window and glass panel door to rear leading out to garden, uPVC double glazed obscured glass panel door to front leading out to driveway, fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, plumbed for washing machine, splash back tiles, storage cupboard, tiled effect vinyl floor covering.

LOUNGE 5.920m x 3.812m (19'5" x 12'6")

UPVC double glazed window and french doors to rear opening out onto garden boasting a relaxing leafy green outlook, two uPVC double glazed windows to side, coving, picture rail, two radiators.

BEDROOM 2 4.338m (into bay) x 3.683m (14'3" (into bay) x 12'1")

UPVC double glazed stained glass window to front, two uPVC double glazed windows to side, coving, picture rail, radiator.

BEDROOM 3 4.367m (into bay) x 3.666m (14'4" (into bay) x 12'0")

UPVC double glazed stained glass bay window to front, two uPVC double glazed windows to side, coving, picture rail, radiator.

BATH/SHOWER ROOM 2.485m x 1.996m (8'2" x 6'7")

Four piece suite comprising low level w.c., pedestal wash hand basin, panelled bath, sliding glass door shower cubicle with electric shower over, extractor fan, inset ceiling spotlights, uPVC double glazed obscured glass window to side, ceramic wall tiles, wall mounted towel radiator, neutral vinyl floor covering.

FIRST FLOOR

LANDING

Staircase with split level landing, uPVC double glazed frosted glass window to side, opening into:-

BEDROOM 1 6.582m x 4.252m max (21'7" x 13'11" max)

UPVC double glazed window to rear boasting a spectacular far reaching leafy green outlook over garden stretching across with some beautiful sea views over Swansea Bay and Mumbles Head, uPVC double glazed window to sides, two radiators, doors off to:-

DRESSING ROOM 4.332m max x 2.601m (14'2" max x 8'6")

Wooden double glazed velux window to front, hanging rails, built in eaves storage cupboards, built in cupboard, radiator.

EN SUITE 2.113m x 1.889m (6'11" x 6'2")

Three piece suite comprising low level w.c., wash hand basin, panelled bath with mixer tap with shower attachment, ceramic wall tiles, uPVC double glazed window to side, radiator.

EXTERNAL

FRONT

Open access onto driveway providing off road parking for 2 cars, mature shrubs and trees, entrance door, uPVC double glazed obscured glass panel door into utility/store room.

REAR

An amazingly impressive laid to lawn garden offering a wealth of attractive shrubs, trees and bushes. This large enclosed garden is south facing and has been designed to offer a spectacular place for relaxation and enjoyment backing onto a stream. Including a pond feature, vegetable garden, wooden shed with electrics, wendy house, fully insulated summer house with electrics and access into a cellar providing ample storage space the full width of the property.

DIRECTIONS

From our Sketty office proceed down Gower Road and turn right at mini round about onto De La Beche Road and turn left at junction onto Sketty Park Road and take second exit onto Derwen Fawr Road and continue along this road take seventh left onto Glynderwen Crescent. The property can be found on your right hand side.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299 655



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.