



### **5 Dulais Grove, Derwen Fawr, Swansea, SA2 8BL**

A fantastic opportunity to purchase this deceptively bright and spacious south facing detached bungalow situated in a quiet and well kept cul de sac location in the highly desirable area of Derwen Fawr. Offering well portioned living space this beautiful home has been well maintained throughout and comprises entrance porch, welcoming hallway, stylish fitted kitchen, dining room, lounge, rear porch, three bedrooms, bathroom and a separate W.C. Boasting an attractive sizeable enclosed laid to lawn rear garden with a variety of pretty shrubs and bushes, a patio seating area, storage room and storage shed. Benefits include solar panels, Upvc d/g, gas c/h, built in storage, large driveway and a single garage. Offering easy access to the sea front, Mumbles, Sketty, Singleton hospital and Swansea University. Within good school catchments. Internal viewing advised to appreciate this well kept home. EPC = D.

**Asking Price £316,000**

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#### ENTRANCE

Enter via uPVC double glazed obscured glass door into:-

#### PORCH .529m x 0.892m (1'9" x 2'11")

UPVC double glazed obscured glass windows to front, side and rear, neutral ceramic floor tiles, uPVC double glazed glass panel door into:-

#### HALLWAY

UPVC double glazed window into porch, loft hatch, wall mounted cupboard, electric and solar panel meter, built in large airing cupboard housing wall mounted "Valliant" gas combination boiler, radiator, neutral ceramic floor tiles, wood panelled doors off to:-

#### LOUNGE 4.289m max x 4.180m max (14'1" max x 13'9" max)

UPVC double glazed south facing window to front offering a pleasant open outlook, coving, set in feature coal effect gas fire with tiled hearth and surround, opening into dining room, radiator, real wood floor boards.

#### KITCHEN 3.140m x 3.037m (10'4" x 10'0")

Light and airy stylish kitchen, fitted with a range of wooden wall and base units incorporating Oak work surface over, glass door display cabinets, set in ceramic sink and drainer with stainless steel mixer tap, built in stainless steel "Lamona" electric oven with inset four ring "Lamona" gas hob with stainless steel extractor hood over, integrated washing machine, ceramic splash back tiles with feature border tiles, opening into dining room, uPVC double glazed window to side, uPVC double glazed glass panel door to side, leading into rear porch, neutral ceramic floor tiles.

#### DINING ROOM 3.011m x 2.745m (9'11" x 9'0")

UPVC double glazed south facing window to front enjoying a leafy green outlook, coving, opening into lounge, radiator, real wood floorboards.

#### REAR PORCH 2.857m x 0.900m (9'5" x 2'11")

UPVC double glazed window to side, uPVC double glazed glass panel doors to front and rear leading out to gardens, ceramic floor tiles.

#### BEDROOM 1 4.156m max x 3.154m (13'8" max x 10'4")

UPVC double glazed window to rear boasting a fabulous garden outlook, coving, fitted sliding door wardrobes, radiator, real oak wood floorboards,

#### BEDROOM 2 3.223m x 3.005m (10'7" x 9'10")

UPVC double glazed window to rear enjoying an attractive garden view, radiator, real oak wood floorboards.

#### BEDROOM 3 3.152m x 2.899m (10'4" x 9'6")

UPVC double glazed window to side, fitted sliding mirrored door wardrobes, radiator, real oak floorboards.

#### BATHROOM 1.844m x 1.645m (6'0" x 5'5")

White two piece suite comprising pedestal wash hand basin, panelled bath with mixer shower over with glass modesty screen, extractor fan, neutral ceramic wall tiles with detailed feature tiles, uPVC double glazed obscured glass window to side, radiator, neutral ceramic floor tiles.

#### W.C. 1.737m x 0.841m (5'9" x 2'9")

White low level w.c., uPVC double glazed obscured glass window to side, neutral ceramic floor tiles.

#### EXTERNAL

#### FRONT

Open access onto a large tarmac driveway providing ample off road parking, access into garage, entrance door to side and uPVC double glazed glass panel door into storage room leading to rear garden.

#### GARAGE 5.211m x 2.424m (17'1" x 7'11")

Single garage with up and over door.

#### REAR

A beautiful enclosed laid to lawn rear garden with a pleasant patio seating area and abundance of attractive mature shrubs, trees and bushes, decorative bark areas, wooden storage shed, rear access into storage room and an external tap.

#### STORAGE ROOM 3.848m x 1.256m (12'8" x 4'2")

Handy storage room with uPVC double glazed glass panel doors to front and rear gardens.

#### N.B.

Property is on a water meter.

The solar panels are owned outright and can provide an estimated income on gas and electric of £800 - £1000

Property has had a new roof approx. 7 years ago and is under guarantee for 20 years.

Flat roof on garage and porch renewed approx. 5 years ago.

**TENURE:** Freehold

**COUNCIL TAX:** E

**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.