



4 Emmanuel Gardens, Derwen Fawr, Swansea, SA2 8EF

A wonderful opportunity to acquire a traditional detached bungalow that has recently been refurbished to a high standard. Benefits from NO UPWARD CHAIN INVOLVED. This beautiful property is situated in a highly desirable location and is set in a small and pleasant cul de sac. Well located for access to Swansea City Centre, Mumbles and pleasant walks along the promenade and Clyne valley. The accommodation consists of 2 bedrooms, lounge/dining room, impressive newly fitted kitchen with a good selection of integrated appliances, modern shower room. Upvc double glazing throughout and gas central heating. Surrounded by well tended lawned gardens with driveway parking leading to a detached garage. Viewing of this superb property is highly advisable.

Asking Price £329,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
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TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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

ENTRANCE PORCH

UPVC double glazed entrance door, tiled floor and uPVC double glazed window to front.

ENTRANCE HALL

Enter via uPVC double glazed entrance door, loft access, Parquet flooring, radiator, cupboard housing electric meter and airing cupboard with cylinder.

LOUNGE/DINING ROOM 5.841m x 3.656m max (19'2" x 12'0" max)

UPVC double glazed window to front overlooking lawned garden, uPVC double glazed sliding doors to rear patio and radiator, opening to:-

KITCHEN 4.083m max x 2.509m (13'5" max x 8'3")

Fitted with a range of modern and matching wall and base units incorporating work preparation surfaces with tiled splash back, stainless steel sink unit with drainer, integrated appliances include: a "Sharp" hob, Bosh oven, dishwasher, washing machine and fridge freezer, radiator, cupboard housing gas central heating boiler, tiled floor, uPVC double glazed external door to rear garden, uPVC double glazed window to side.

BEDROOM 2 3.591m x 3.162m (11'9" x 10'4")

UPVC double glazed window to front aspect, radiator, parquet flooring,.

SHOWER ROOM

Modern suite comprising low level w.c., tiled shower cubicle, wash hand basin basin set in vanity unit, tiled floor, part tiled walls with mosaic border, chrome ladder style, radiator,

EXTERNAL

FRONT

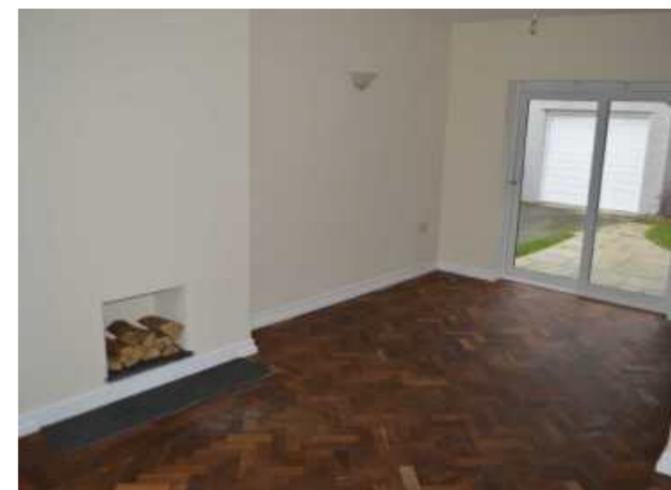
Ample driveway with parking extending to side and leading to detached garage, laid to lawn garden and pathway leading to entrance.

REAR

Pleasant enclosed level laid to awn garden with patio, external tap.

DIRECTIONS

From our Sketty showroom proceed down Gower Road and take a right at the mini roundabout onto de la Beche road. Proceed to the end of the road and take a left onto Sketty Park Road. Continue through the mini roundabout onto Derwen Fawr Road. Continue along this road until reaching the bible college. Take a left onto Ashleigh Road and then a left onto Emanuel Gardens. The property can be found on the left hand side.



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.