



## 21 Glynderwen Crescent, Derwen Fawr, Swansea, SA2 8EH

Set on an impressively spacious plot in the distinguished area of Derwen Fawr this deceptively large semi detached property boasts ample living space throughout & offers the potential to create a self contained granny annex to side. Comprising to the g/f welcome entrance hallway, kitchen/breakfast room, utility/dining room, lounge, sitting room leading into conservatory, cloakroom, sizeable storage room & rear porch. The first floor offers five bedrooms, an ensuite shower room & family bathroom. There is a staircase leading up to a very handy attic with velux window ideal for storage. Benefits include upvc d/g, gas c/h, wood burner, driveway parking & a fantastic south facing rear garden boasting an abundance of attractive mature shrubs, trees & bushes. An ideal family home within good school catchment areas. Offering easy access the sea front, Sketty, Mumbles, Singleton hospital & Swansea Uni. Internal viewing advised to appreciate this amazingly versatile home.

**Asking Price £339,950**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
T: 01792 299 655 | F: 01792 280 669  
sk@dawsonsproperty.co.uk





#### ENTRANCE

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

#### HALLWAY

Welcoming hallway, coving, staircase to first floor, radiator, real wood floorboards, doors off to:-

#### LOUNGE 3.894m into bay x 3.819m into alcove (12'9" into bay x 12'6" into alcove)

UPVC double glazed bay window to front offering a leafy green outlook over garden, ornate ceiling rose, picture rail, alcoves, Stovak wood burner with stone hearth, radiator.

#### KITCHEN/BREAKFAST ROOM 3.923m x 2.622m (12'10" x 8'7")

Fitted with a range of modern wooden wall and base units incorporating light wood work surface over, set in 1½ bowl sink and drainer with stainless steel mixer tap, built in "Hotpoint" electric double oven and grill with matching inset four ring gas hob with extractor hood over, integrated fridge and dishwasher, built in plate rack, glass door display cabinet, fitted breakfast table, built in shelving and wine rack, cupboard housing wall mounted "Worcester" gas combination boiler, ceramic splash back tiles, coving, uPVC double glazed south facing window to rear boasting a stunning open outlook over garden, part wood panelled wall, wooden glass panel door into dining/utility room, radiator, light wood panelled door into:-

#### SITTING ROOM 4.023m x 3.330m into alcove (13'2" x 10'11" into alcove)

Picture rail, alcoves, two wall lights, set in traditional cast iron coal effect gas fire with tiled back drop and hearth with wood surround, radiator, opening into:-

#### CONSERVATORY 3.252m x 2.979m (10'8" x 9'9")

UPVC double glazed south facing windows to rear and side enjoying a fantastic far reaching leafy green outlook over garden, uPVC double glazed glass panel door to side leading to garden, radiator.

#### DINING/UTILITY ROOM 3.765m x 2.831m

Walk through, with uPVC window to rear with a lovely garden outlook, two uPVC double glazed obscured glass windows to side, inset ceiling spotlights, modern low level base units with work surface over, set in stainless steel sink and drainer with mixer tap, plumbed for washing machine, ceramic splash back tiles, wood panelled doors off to:-

#### CLOAKROOM 1.434m x 0.799m (4'8" x 2'7")

White modern low level w.c., inset ceiling spotlights, extractor fan, ceramic floor tiles.

#### STORE ROOM 3.544m x 3.170m (11'7" x 10'5")

UPVC double glazed obscured glass french windows and doors to front, inset ceiling spotlights, radiator, tiled effect floor covering.

#### REAR PORCH 2.065m x 1.232m (6'9" x 4'0")

UPVC double glazed window to rear with a pretty garden outlook, uPVC double glazed window and sliding glass panel door to side, leading out to garden, ceramic floor tiles.

#### FIRST FLOOR

#### LANDING

Split level landing, skylight, picture rail, wood panelled doors off to:-

#### BEDROOM 1 3.601m max x 3.421m max (11'10" max x 11'3" max)

UPVC double glazed window to rear boasting a superb outlook over garden, coving, radiator.

#### WALK THROUGH

Staircase to attic room, wood panelled door into:-

#### BEDROOM 2 4.517m max into bay x 3.611m max into alcove (14'10" max into bay x 11'10" max into alcove)

UPVC double glazed bay window to front, picture rail, alcoves, radiator.

#### BEDROOM 3 3.534m max x 2.494m min (11'7" max x 8'2" min)

UPVC double glazed window to front, loft hatch, radiator.

#### BEDROOM 4 3.640m x 2.181m (11'11" x 7'2")

South facing uPVC double glazed window to rear offering a beautiful garden view outlook, radiator, folding wood door into:-

#### EN SUITE 1.923m x 1.233m (6'4" x 4'0")

White modern three piece suite comprising low level w.c., wall mounted wash hand basin, step in sliding glass door shower cubicle with stainless steel mixer shower over, inset ceiling spotlights, extractor fan, uPVC double glazed obscured glass window to rear, wall mounted chrome towel radiator,. Vinyl floor covering.

#### BEDROOM 5 2.550m x 2.372m (8'4" x 7'9")

UPVC double glazed window to front, picture rail, built in shelving, radiator.

#### BATHROOM 2.407m x 2.072m (7'11" x 6'9")

White modern three piece suite comprising low level w.c., pedestal wash hand basin, set in panelled bath with stainless steel mixer shower over and glass modesty screen

#### ATTIC ROOM 4.114m x 3.941m (13'6" x 12'11")

Wooden ceiling beams, wooden double glazed sough facing velux window to rear enjoying a fabulous far reaching outlook towards Swansea Bay, built in alcove storage cupboards, wall light, power points.

#### EXTERNAL

#### FRONT

Open access onto driveway leading down to entrance, pleasant laid to lawn front garden with a variety of trees and bushes.

#### REAR

An impressively large rear south facing garden laid to lawn with an abundance of attractive shrubs, trees and bushes offering a pleasant open outlook boasting endless opportunity for keen gardeners, enjoying a seating area, pond feature, greenhouse and external tap and wooden storage shed.

#### N.B.

Attic room does not having building regs.

#### 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:**

**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.