



83 Bryn Derwen, Sketty, Swansea, SA2 9GX

Presented in lovely condition throughout this well proportioned modern semi detached property offers convenient living being within easy access of Fforestfach retail Park, the M4, Tycoch Square, Singleton hospital and Swansea Uni. Comprising cloakroom, lounge, stylish fitted kitchen/dining room with french doors out to garden, three bedrooms, Ensuite shower room and f/f bathroom. Benefits include Upvc d/g, gas c/h, driveway parking, built in storage and a privately enclosed level laid to lawn rear garden with patio area. Ideal family home within good school catchment areas. Would make a great first time buy or investment purchase.

Asking Price £189,995

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





ENTRANCE

Enter via wooden obscured glass panel door into:-

HALLWAY

Staircase to first floor, radiator, wood panelled doors off to:-

CLOAKROOM 1.440m x 0.809m (4'9" x 2'8")

White modern two piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, ceramic splash back tiles, uPVC double glazed obscured glass window to front, radiator, tiled effect flooring.

LOUNGE 4.930m max x 3.966m max (16'2" max x 13'0" max)

UPVC double glazed window to front, radiator, wood panelled door into:-

KITCHEN/DINING ROOM 4.918m x 3.254m (16'2" x 10'8")

Modern wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with stainless steel mixer tap, built in stainless steel four ring gas hob with stainless steel splash back and extractor hood over, plumbed for washing machine and dishwasher, wall mounted "Ideal" gas boiler, uPVC double glazed window to french doors to rear leading out to garden, built in understairs storage cupboard, radiator, tiled effect vinyl floor covering.

FIRST FLOOR

LANDING

Loft hatch, built in storage cupboard, wood panelled doors off to:-

BEDROOM 1 3.926m max x 2.975m min (12'11" max x 9'9" min)

UPVC double glazed window to front, radiator, wood panelled door into:-

EN SUITE 1.607m max x 1.522m max (5'3" max x 5'0" max)

White modern three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, step in glass door shower cubicle with stainless steel mixer shower over with ceramic wall tiles and feature tiles, extractor fan, uPVC double glazed obscured glass window to front, shaving point, radiator.

BEDROOM 2 2.859m x 2.795m (9'5" x 9'2")

UPVC double glazed window to rear enjoying an attractive woodland outlook, radiator.

BEDROOM 3 2.668m x 2.039m (8'9" x 6'8")

UPVC double glazed window to rear offering a pleasant leafy green outlook, radiator.

BATHROOM 2.266m x 1.839m (7'5" x 6'0")

White modern three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, set in bath with stainless steel mixer tap, extractor fan, uPVC double glazed obscured glass window to side, neutral ceramic splash back tiles, radiator, wood effect vinyl floor covering.

EXTERNAL

FRONT

Driveway parking to side, low maintenance paved entrance, gated side access to rear garden.

REAR

Level privately enclosed laid to lawn rear garden with patio seating area.

DIRECTIONS

From our Sketty office proceed up Gower Rd turning right at traffic lights onto Vivian Road. At mini round about turn left onto Tycoch Rd and turn right at next traffic lights onto Carnglas Rd. Proceed straight at mini round about and take second exit at mini round about and third exit at last mini round about onto Ffordd Aneurin Bevan then take the first turning left into Brynderwen. Follow the road along bearing to the right and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: B

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morryston, 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.