



10 Highview Gardens, Derwen Fawr, Swansea, SA2 8ER

A superb & rare opportunity to acquire this deceptively spacious three / four bedroom detached property situated on a generous plot in a quiet cul de sac location in the distinguished area of Derwen Fawr. Offering ample living space throughout. comprising to the g/f, porch, welcoming hallway, lounge with doors into conservatory leading to garden, kitchen/breakfast room, diner, two bedrooms & a bath/shower room. The f/f offers two further bedrooms & W.C. Benefits include Upvc d/g, gas c/h, built in storage space, driveway & garage. Boasting an exceptionally beautiful & spacious enclosed rear garden backing onto woodland. Enjoying laid to lawn & paved seating areas, garden room & an abundance of attractive mature shrubs, trees & bushes. An ideal family home within good school catchments. Easy access to Sketty, Mumbles, Singleton hospital, Swansea Uni & the sea front. Internal viewing is essential to appreciate this unique & versatile

Asking Price £459,950

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





GROUND FLOOR

Enter via Upvc double glazed glass panel door into:

PORCH 2.000m x 1.418m (6'7" x 4'8")

UPVC double glazed windows to front and side enjoying a pleasant outlook of the garden, wall light, ceramic floor tiles, Upvc double glazed obscured stained glass panel door into:

HALLWAY

Welcoming split level hallway, Upvc double glazed obscured stained glass window to front, coving, staircase first floor, two built in storage cupboards, two radiators, doors off to:

LOUNGE 3.641m x 7.620m (11'11" x 25'0")

Upvc double glazed windows to front and rear boasting fabulous garden outlooks, three radiators, Upvc double glazed sliding glass panel door into:

CONSERVATORY 4.761m x 2.403m (15'7" x 7'10")

UPVC double glazed windows to front, side and rear enjoying a beautiful garden outlook, Upvc double glazed sliding glass panel door to rear leading out to garden, ceiling fan, wall light, ceramic floor tiles

KITCHEN/BREAKFAST ROOM 5.675m x 3.099m (18'8" x 10'2")

Fitted with a range of wooden wall and base units incorporating work surface over, set in sink and drainer with mixer tap, space for range cooker, integrated washing machine and dishwasher, space for tall standing fridge/freezer ,coving, Upvc double glazed window to rear boasting a beautiful garden outlook, Upvc double glazed window to side, Upvc double glazed glass panel door to side leading out to garden, coving, neutral ceramic splash back tiles, sizeable built-in storage cupboard housing floor standing gas boiler, radiator, neutral ceramic floor tiles.

DINING ROOM 3.161m x 3.034m (10'4" x 9'11")

Upvc double glazed window to front overlooking garden, coving, radiator.

BEDROOM 2 3.822m x 3.016m (12'6" x 9'11")

Upvc double glazed window to front enjoying a lovely garden outlook, coving, radiator.

BEDROOM 4/ OFFICE 2.538m x 2.333m (8'4" x 7'8")

Upvc double glazed window to rear boasting a stunning leafy green outlook over garden, coving, built in under stairs storage cupboard, radiator

BATHROOM 2.205m x 1.763m (7'3" x 5'9")

Four piece suite comprising low-level WC, vanity unit wash basin, roll top bath, step in shower cubicle with electric shower over, coving, two Upvc double glazed obscured glass windows to rear, ceramic wall tiles, wall mounted towel radiator, wood effect flooring.

FIRST FLOOR

LANDING

Doors off to:

BEDROOM 1 4.042m x 3.894m (13'3" x 12'9")

UPVC double glazed window to side with a beautiful leafy green outlook, built in wardrobes, radiator.

BEDROOM 3 4.881m max x 2.294m min (16'0" max x 7'6" min)

UPVC double glazed window to rear enjoying an impressive garden outlook, radiator.

W.C.

Two piece suite comprising low-level WC, pedestal wash hand basin, hardwood double glazed velux window, built-in storage cupboard, ceramic wall tiles, radiator.

EXTERNAL

FRONT

Open access leading to driveway parking with front access into single detached garage. Gated access to pathway leading to entrance, an attractive front garden offering a variety of mature shrubs, trees and bushes. Gated access to rear garden.

REAR

An exceptionally beautiful and spacious enclosed rear garden laid to lawn boasting an abundance of attractive mature shrubs, trees and bushes, backing onto woodland. Enjoying laid to lawn and paved seating areas. Utility room with w.c., electricity and water supply.

DIRECTIONS

From our Sketty Showroom proceed down Gower Road to mini roundabout and turn right onto De la Beche Road and turn left at the T-junction onto Sketty Park Road. At the mini roundabout take the second exit onto Derwen Fawr Road. Continue along passing the bible College taking A right turning onto Gwern einon road and a left onto Highview Gardens. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: F

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.