



1 Coed Mor, Derwen Fawr, Swansea, SA2 8BQ

Canadian style detached 4 bedroom property situated in the very popular location of Derwen Fawr. Within easy access to local amenities, Olchfa Comprehensive, Parklands Primary, Swansea Uni, Singleton Hospital & Park. This home comprises of welcoming hallway, lounge, dining room, kitchen, cloakroom to groundfloor & four sizeable bedrooms & bathroom to first floor. Benefits include warm air central heating, Upvc D/G, integral garage, enclosed rear garden and off road parking. We recommend viewing this property to admire the beautifully quiet location and generous size. NO UPWARD CHAIN

Asking Price £329,950

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





HALLWAY

Enter via a hardwood front door, stairs to first floor, built in storage cupboard and understairs storage cupboard, door to garage.

CLOAKROOM

Two piece suite comprising vanity wash hand basin and w.c., wood panelled walls and tiled flooring, uPVC double glazed window.

LOUNGE 5.928m x 3.560m (19'5" x 11'8")

UPVC double glazed full length window to front, heating vent, opening to dining room.

DINING ROOM 3.224m x 3.082m (10'7" x 10'1")

UPVC double glazed doors opening onto garden and uPVC double glazed side windows, door to kitchen, heating vent.

KITCHEN 3.096m x 3.060m (10'2" x 10'0")

Fitted with a range of wall and base units incorporating work surface above, stainless steel ½ bowl sink unit and drainer, built in electric oven, gas hob with extractor fan above, plumbed for washing machine, tiled splash back and flooring, uPVC double glazed window, heating vent.

FIRST FLOOR

LANDING

UPVC double glazed stained glass front window, built in airing cupboard housing water tank and built in storage cupboard.

BEDROOM 1 4.465m x 2.999m (14'8" x 9'10")

UPVC double glazed window to front, built in wardrobes, heating vent.

BEDROOM 2 3.302m x 2.828m (10'10" x 9'3")

UPVC double glazed window to rear, built in wardrobes, heating vent.

BEDROOM 3 3.020m x 2.941m (9'11" x 9'8")

UPVC double glazed window to rear, built in wardrobes, heating vent.

BEDROOM 4 3.005m x 2.457m (9'10" x 8'1")

UPVC double glazed window to front, built in wardrobe, heating vent.

BATHROOM

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and

w.c., fully tiled walls, uPVC double glazed window, heating vent.

EXTERNAL

FRONT

Enclosed forecourt laid to lawn with driveway parking leading to garage, side access to rear.

REAR

Enclosed garden with large patio area and steps leading to level lawned garden. Raised planting beds with shrubbery, garden shed.

Inserted room

Inserted room

DIRECTIONS

From our Sketty Office proceed down Gower Rd turning right onto de la Beche Rd and take a left at the junction onto Sketty Park Rd at mini round turn right onto Derwen Fawr Rd, take first right onto Rhyd Y Defaid Rd turn second left onto Valley View and second right onto Coed Mor bear to the right and the property can be found directly on your left hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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



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