



9 The Bryn, Derwen Fawr, Swansea, SA2 8DD

A superb & rare opportunity to acquire this unique & impressively individual extended 70's style five bedroom detached property boasting a double plot in a prime location in the desirable location of Derwen Fawr. This deceptively spacious and exceptionally versatile family home offers great potential & the option to have a separate granny annex if desired which would also make an ideal option for other uses. Generously arranged over three levels this bright & airy home comprises to the ground floor entrance porch, welcoming hallway, cloakroom, sitting room, separate hallway leading to utility room, two double bedrooms, study & shower room. The middle floor boasts a fantastically spacious drawing room with south facing windows, a wonderfully sizeable kitchen/dining room and a large conservatory with tranquil views over garden. The upper floor offers a further three good sized bedrooms, one with an Ensuite shower room & a well proportioned stylish bath/shower room. Benefits include full Upvc d/g, gas c/h, alarm system, built in storage, the potential to extend further into the loft, attractive vibrant leafy green views to front and side with some partial views of the Sea, driveway parking & a double garage. Benefitting from security lighting surrounding the property. Boasting an incredibly private & attractive walled rear garden, laid to lawn garden with an abundance of mature shrubs, trees & bushes along with a pleasant patio seating area. An ideal family home within good school catchments. Enjoying easy access to Singleton hospital, Swansea University, Sketty, Mumbles & the sea front. Internal viewing is advised to appreciate this exclusive property.

Asking Price £850,000

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ENTRANCE
Enter via uPVC double glazed glass panel door into:

ENTRANCE PORCH 2.834m x 1.924m (9'3" x 6'4")
Sizeable bright and airy entrance porch with full height uPVC double glazed windows to front and side enjoying a pleasant garden outlook, wood panelled ceiling, brick feature wall, ceramic tiled flooring, wooden obscure glass double doors into:

HALLWAY
An impressively spacious and welcoming hallway with coved ceiling, brick feature wall, part wood panelled wall, built in storage cupboard with shelving and coat hooks, open wrought iron and wooden staircase to first floor, radiator, hardwood doors off to:

CLOAKROOM
Two piece suite comprising low level w.c and wall mounted wash hand basin with stainless steel mixer tap, coved ceiling, ceramic wall tiles, uPVC double glazed obscure glass window to front, mosaic tile flooring.

SITTING ROOM 4.737m min x 3.896m max (15'7" min x 12'10" max)
Large uPVC double glazed window to front offering a peaceful, attractive leafy green outlook, coved ceiling, free standing log burning effect electric fire with feature stone hearth, backdrop and surround, wood panelled walls, built in shelving, radiator, solid oak wooden floorboards.

INNER HALLWAY
(Offering the potential for a completely self-contained living area) coved ceiling with inset spotlights, sizeable built-in storage/airing cupboard with wall mounted chrome towel radiator, wood effect flooring, hardwood doors off to:

UTILITY ROOM 4.734m x 1.771m (15'6" x 5'10")
Fitted with a range of wooden wall and base units incorporating light wood work surface over, set in stainless steel sink and drainer, plumbed for washing machine, space for low level freezer, coved ceiling with inset spotlights, hardwood obscure glass panel door to side leading to staircase up to kitchen area, uPVC double glazed obscure glass panel door to rear leading out to garden and garage, neutral ceramic splash back tiles, floor standing 'Worcester' gas boiler, mosaic tile flooring.

BEDROOM 4 3.457m x 3.067m (11'4" x 10'1")
UPVC double glazed window to side with a pleasant open outlook, inset ceiling spotlights, radiator, wood effect flooring.

BEDROOM 5 3.392m x 3.069m (11'1" x 10'1")
UPVC double glazed window enjoying a pretty garden view aspect to rear, inset ceiling spotlights, radiator, wood effect flooring.

STUDY 3.076m x 3.064m (10'1" x 10'0")
UPVC double glazed window to side with a delightful open outlook, radiator.

SHOWER ROOM 2.503m x 1.894m (8'2" x 6'2")
White modern four piece suite comprising low level w.c, large vanity unit wash hand basin with stainless steel mixer tap, bidet and sliding glass door shower cubicle with electric shower over, extractor fan, inset ceiling spotlights, shaver point, wall mounted light up vanity mirror, wall mounted chrome heated towel radiator.

MIDDLE FLOOR LANDING
Airy landing area with uPVC double glazed obscure stained glass window to front, staircase to upper floor, hardwood obscure glass double doors into the drawing room, hardwood obscure glass panel door into:

KITCHEN/BREAKFAST/DINING ROOM 8.678m x 3.4546m (28'6" x 11'4")
An impressively spacious family room fitted with a range of wooden wall and base units incorporating work surface over, set in double stainless steel sink and drainer with mixer tap, built -in 'Eastham Burco' electric double oven and grill, inset 'Atag' four ring gas hob with extractor hood over, dishwasher, space for low level fridge, breakfast bar, coved ceiling with inset spotlights, ceramic splash back tiles, built-in storage cupboard, staircase down to ground floor level leading to utility room, hardwood obscure glass panel double pocket doors into drawing room, two uPVC double glazed windows to rear boasting a beautiful garden view outlook, two radiators, wood effect flooring to dining area, uPVC double glazed full height window and door to rear leading into:

CONSERVATORY 5.866m x 3.472m (19'3" x 11'5")
UPVC double glazed windows throughout enjoying an attractive full view over garden, uPVC double glazed glass panel door opening onto patio seating area, neutral tiled flooring with under floor heating.

DRAWING ROOM 7.731m x 4.561m (25'4" x 15'0")
Superb family sized room enjoying impressively large south facing uPVC double glazed windows to front with a pleasant leafy green outlook, coved ceiling, two wall lights, set in coal effect electric fire with marble hearth and backdrop and ornate wooden surround, three radiators.



UPPER FLOOR LANDING
Good size landing area with coved ceiling, over stairs loft access leading to spacious attic room ideal for storage, built-in storage cupboard lending itself to the potential to create a stairway up to the attic space, hardwood doors off to:

BEDROOM 1 5.738m max x 5.134m max (18'10" max x 16'10" max)
UPVC double glazed window to side enjoying a pleasant far reaching outlook over Derwen Fawr, coved ceiling, built in double wardrobes, fitted full length six door wardrobe with matching bed surround with bedside cabinets and overhead storage cupboards with matching chest of drawers, radiator, wood panel door into:

EN SUITE SHOWER ROOM 2.006m x 1.775m (6'7" x 5'10")
White modern four piece suite comprising low level w.c., his and hers wash hand basins with stainless steel mixer taps, step in glass door shower cubicle with electric shower over, inset ceiling spotlights, white ceramic wall tiles with detailed holographic effect mosaic border tiles, uPVC double glazed obscure glass window to rear, shaver point, wall mounted chrome towel radiator, ceramic floor tiles.

BEDROOM 2 4.757m min x 4.477m min (15'7" min x 14'8" min)
Large uPVC double glazed window to front boasting an attractive far reaching leafy green and south facing outlook towards Swansea Bay, coved ceiling, two built-in double wardrobes, two wall lights, two radiators.

BEDROOM 3 3.911m x 3.078m (12'10" x 10'1")
UPVC double glazed window to front with stunning south facing outlook towards Swansea Bay, offering some pleasant sea views, coved ceiling, wall light, built-in storage cupboard with hanging rails and shelving, built-in book shelving, radiator.

FAMILY BATH/SHOWER ROOM 3.638m x 2.148m (11'11" x 7'1")
A beautifully upgraded stylish five piece suite comprising low level w.c., oversized his and hers wash hand basins with French style vanity units and stainless steel mixer taps, set in panelled bath with stainless steel mixer tap, with hand held shower attachment, walk-in shower cubicle with glass door and mixer shower over with rainwater shower head and hand held attachment, inset ceiling spotlights, coved ceiling, neutral ceramic wall tiles with modern 3D effect border tiles, three vanity wall mirrors, shaver point, additional matching French style storage cupboards, wall mounted chrome heated towel radiator, radiator, neutral wood effect flooring.

EXTERNAL
The property is privately accessed via cast iron gates. The external grounds surround the property boasting an incredibly private enclosed brick walled garden to side and rear with brick wall boundaries, offering an attractive abundance of shrubs, trees and bushes, enjoying a pleasant patio seating area, vegetable patch, rotary washing line, gated access to front of property, access into double garage. The remainder of the grounds are well kept and boast low maintenance tarmacadam pathways and mature bush borders.

DOUBLE GARAGE 6.712m x 6.133m (22'0" x 20'1")
Accessed via a tarmacadam driveway to front providing ample off road parking with a separate entrance door along with an electric up and over shutter, boasting a larger than average double garage providing off road parking for vehicles and storage space, lighting, electricity, uPVC double glazed window to rear and access into rear garden.

DIRECTIONS
From our Sketty showroom proceed down Gower Road taking a right at the traffic lights onto De La Beche Road. Take a left at the end of the road onto Sketty Park Road and follow the road along going straight ahead at the mini roundabout onto Derwen Fawr Road. Follow the road ahead taking the second left onto The Bryn. Follow the road along and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: D

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.