



### **1 Y Deri, Derwen Fawr, Swansea, SA2 8ET**

A very impressive modern style detached property, located in the desirable area of Derwen Fawr. This property is ideally situated within a quiet and family friendly cul de sac just a short walk away from the sea front. This outstanding home comprises lounge, dining room/play room, L-Shaped kitchen, cloakroom to ground floor, three bedrooms and two en suites to first floor with a further two bedrooms and bathroom to the upper floor. The many benefits to this property are uPVC d/g, gas c/h, superb condition throughout, welcoming hallway, fully enclosed child friendly rear garden, off road parking, garage and splendid sea views. It is within easy access to Singleton Hospital and park, Swansea University, Swansea Bay Promenade, Mumbles and Swansea City Centre. Viewing is highly recommended to appreciate this properties immaculate condition. Excellent location and generous living space. EPC = B.

**Asking Price £480,000**

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#### ENTRANCE

Enter via uPVC double glazed door into:-

#### HALLWAY

Staircase to first floor, built in sizeable understairs storage cupboard, radiator, tiled flooring, doors off to:-

#### CLOAKROOM

Fitted with a modern white two piece suite comprising low level w.c., pedestal wash hand basin, extractor fan, inset ceiling spotlights, ceramic splash back wall tiles, radiator, tiled flooring.

#### LOUNGE 5.830m x 3.394m (19'2" x 11'1")

UPVC double glazed window to front, two radiators, uPVC double glazed patio doors opening out onto decking in rear garden.

#### DINING ROOM/PLAY ROOM 3.313m x 2.719m (10'10" x 8'11")

UPVC double glazed window to front, radiator.

#### L-SHAPED KITCHEN 5.168m max x 4.822m (17'0" max x 15'10")

Fitted with a range of very modern wall and base units with wood effect work surface over, set in stainless steel 1½ sink and drainer, eye level electric double oven, four ring gas hob with stainless steel extractor over, integrated dishwasher, washing machine and fridge freezer, wall mounted "Logic" combi boiler, uPVC double glazed window to rear and wooden double glazed velux window above, set in stainless steel spotlights, two radiators, uPVC double glazed patio door opening out onto rear garden, tiled flooring.

#### FIRST FLOOR

#### LANDING

Staircase to upper floor, radiator, doors off to:-

#### BEDROOM 3.837m x 3.191m (12'7" x 10'6")

UPVC double glazed window to front boasting lovely sea views, radiator, door into:-

#### EN SUITE 3.170m x 1.293m (10'5" x 4'3")

Fitted with a modern white three piece suite comprising low level w.c., pedestal wash hand basin, double shower cubicle with stainless steel overhead shower, inset ceiling spotlights, uPVC double glazed obscure glass window to rear, extractor fan, shaving point, ceramic splash back wall tiles, radiator, tiled floor.

#### BEDROOM 5 2.303m x 2.091m (7'7" x 6'10")

UPVC double glazed window to front boasting fantastic sea views, radiator.

#### BEDROOM 5 5.177m max x 3.424m (17'0" max x 11'3")

UPVC double glazed windows to front and side, fitted double wardrobe, two radiators, door into:-

#### EN SUITE 2.253m x 1.683mq (7'5" x 5'6")

Fitted with a modern white three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath, uPVC double glazed obscure glass window to rear, inset ceiling spotlights, extractor fan, shaver point, ceramic splash back wall tiles, radiator, tiled flooring.

#### UPPER FLOOR

#### LANDING

Wooden double glazed velux window, built in airing cupboard housing water tank and shelving, doors off to:-

#### BEDROOM 5.861m x 3.191m (19'3" x 10'6")

Beautiful uPVC double glazed Cathedral style window to front framing beautiful sea views, uPVC double glazed window to rear, two radiators.

#### BEDROOM 5.875m x 3.401m (19'3" x 11'2")

Beautiful uPVC double glazed Cathedral style window to front framing beautiful sea views, two uPVC double glazed windows to side and rear, two radiators.

#### BATHROOM 2.538m max x 2.107m (8'4" max x 6'11")

Fitted with a modern white three piece suite comprising low level w.c., pedestal wash basin, panelled bath, wooden double glazed velux window, Loft hatch, inset ceiling spotlights, extractor fan, shaver point. Ceramic splash back wall tiles, radiator, tiled flooring.

#### EXTERNAL

#### FRONT

Driveway parking with single semi detached garage, shared open access onto steps leading up to patio/gravelled area and entrance.

#### REAR

Fully enclosed beautiful rear garden offering both tiered laid to lawn and astroturfed area, large decked seating area, a variety of attractive bedding plants, external tap and gated side access to front.

#### DIRECTIONS

From our Sketty office proceed down Gower Rd and turn right at mini round about onto de la Beche Rd and turn left onto Sketty Park Road and at mini round about take second exit onto Derwen Fawr Road. Continue along this road and the Bryn Newydd development can be found on your left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** H

**EPC RATING:** B

**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.