



266A Derwen Fawr Road, Derwen Fawr, Swansea, SA2 8AJ

A rare opportunity to purchase this unique detached property situated in a secluded location within the distinguished area of Derwen Fawr. This charming home offers bright and airy living space comprising entrance hallway, sizeable lounge/dining room, modern kitchen, two bedrooms and a first floor bathroom. Benefits include uPVC double glazing, gas central heating, driveway parking, attractive woodland views and a pleasant sizeable enclosed low maintenance garden. Boasting easy access to the sea front, regular bus service, local shops and amenities, Singleton Hospital, Swansea University, Sketty and Mumbles. Within good school catchment areas. No upward chain Involved. Internal viewing essential to appreciate this beautiful detached cottage. EPC = D.

Asking Price £264,950

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ENTRANCE

Enter via UPVC double glazed obscured glass panel door into:-

HALLWAY

Solid wood flooring, wooden glass panel door into:-

LOUNGE/DINING ROOM 6.639m max x 5.116m into bay (21'9" max x 16'10" into bay)

Bright and spacious lounge/diner offering UPVC double glazed Windows to side and rear, UPVC double glazed bay window to rear with a pleasant outlook over garden and attractive woodland views, coving, staircase to first floor, built-in under stairs storage cupboard, two radiators, solid wood flooring, wood panel door into:-

KITCHEN 3.303m x 2.898m (10'10" x 9'6")

Bright modern kitchen fitted with a range of wooden wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, Electric cooker point with contemporary extractor hood over, Plumbed for washing machine and dishwasher, inset ceiling spotlights, wall mounted combination boiler, tiled effect splash back, UPVC double glazed windows to side and rear enjoying a peaceful woodland outlook, uPVC double glazed glass panel door to side leading out to driveway and garden, radiator, ceramic floor tiles.

FIRST FLOOR

LANDING

Wood panel doors off to:-

BEDROOM 1 3.613m x 2.571m (11'10" x 8'5")

UPVC double glazed window to rear offering a pleasant outlook of the garden with an attractive woodland aspect, radiator.

BEDROOM 2 3.056m max x 2.307m (10'0" max x 7'7")

UPVC double glazed windows to side and rear with a lovely garden outlook and woodland views, built in cupboards with hanging rails and shelving offering ample storage space, radiator.

BATHROOM 1.769m x 1.703m (5'10" x 5'7")

White modern bathroom comprising three-piece suite with low-level WC, pedestal wash hand basin, set in shower bath with stainless steel mixer tap with shower attachment over

and glass modesty screen, extractor fan, wall mounted vanity mirror with strip lighting and shaving point, UPVC double glazed obscured glass window to rear, Respetex wall panelling, neutral ceramic wall tiles, radiator, tiled affect flooring.

EXTERNAL

Gated access onto a paved driveway leading to a pleasant and sizeable enclosed low maintenance patio rear garden with decorative stones, storage shed and external tap.

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. Follow the road along passing the Bible College and the property can be found towards the end of the road taking a right hand turn.

TENURE: Freehold

COUNCIL TAX: E

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.