



10 Y Deri, Derwen Fawr, Swansea, SA2 8ET

Beautifully presented mid link property situated in a quiet cul de sac location in the desirable area of Derwen Fawr. This modern three storey home comprises to the g/f of hallway, sitting room, stylish fitted kitchen/dining room with french doors opening out onto rear garden, utility room and a cloakroom, to the f/f a spacious lounge, stylish bathroom and bedroom and to the second floor a further two bedrooms, one with an ensuite shower room. Benefits include upvc d/g, gas central heating, low maintenance enclosed rear garden and a single garage. Ideally situated within walking distance to the sea front with easy access to Sketty and Mumbles. No upward chain involved. EPC -= B.

Asking Price £279,995

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ENTRANCE

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

HALLWAY

Staircase to first floor, understairs storage cupboard, radiator, neutral carpet, wood panelled door into:-

SITTING ROOM 3.815m x 2.744m (12'6" x 9'0")

UPVC double glazed bay window to front, radiator, neutral carpet, opening into:-

KITCHEN/DINING ROOM 4.983m x 2.749m (16'4" x 9'0")

Fitted with a range of stylish wall and base units with light wood work surface over, set in 1½ stainless steel sink and drainer with mixer tap, built in electric oven and grill, inset four ring gas hob with stainless steel extractor hood over, integrated fridge, freezer and dishwasher, inset ceiling spotlights, uPVC double glazed windows and doors to rear opening out onto patio area, mosaic splash back tiles, radiator, neutral tiled flooring, wood panelled door into:-

UTILITY ROOM 1.688m x 1.622m (5'7" x 5'4")

Fitted with a range of stylish base units with light wood work surface over, matching wall unit housing gas boiler, set in stainless steel sink unit and drainer, integrated washing machine, extractor fan, uPVC double glazed window to rear, neutral tiled flooring, panelled door into:-

CLOAKROOM 1.678m x 0.915m (5'6" x 3'0")

White two piece suite comprising of low level w.c., pedestal wash hand basin, extractor fan, part mosaic tiled walls, radiator, neutral tiled flooring.

FIRST FLOOR

LANDING

Staircase to second floor, radiator, neutral carpet, wood panelled door off to:-

LOUNGE 4.583m x 3.280m (15'0" x 10'9")

Two uPVC double glazed windows to front, two radiators, neutral carpet.

BATHROOM 2.100m x 1.675m (6'11" x 5'6")

White three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath with stainless steel mixer tap with shower attachment, extractor fan, shaving point, neutral tiled walls with 3d tile feature, radiator, neutral tiled flooring.

BEDROOM 2 4.600m x 2.618m (15'1" x 8'7")

UPVC double glazed window to rear, uPVC double glazed french door to rear, radiator, neutral carpet.

SECOND FLOOR

LANDING

Airing cupboard, radiator, neutral carpet, wood panelled door off to:-

BEDROOM 1 4.582m x 3.365m (15'0" x 11'1")

Two uPVC double glazed windows to front, radiator, neutral carpet, wood panelled door into:-

EN SUITE 1.769m (min) x 1.086m (min) (5'10" (min) x 3'7" (min))

White modern three piece suite comprising low level w.c., pedestal wash hand basin, step in shower cubicle with mixer shower over, extractor fan, shaving point, part neutral tiled walls, radiator, neutral tiled flooring.

BEDROOM 3 4.593m x 2.701m (15'1" x 8'10")

Two uPVC double glazed windows to rear, loft access, radiator, neutral carpet.

EXTERNAL

FRONT

Paved pathway to entrance, single garage with parking space located to the left of property below the coach house.

REAR

Enclosed low maintenance rear garden with paved seating area with steps leading down to decorative slate area, external tap.

N.B.

Garage is Leasehold. - 999 years

Peppercorn Ground rent: £1 per annum

TENURE: Freehold

COUNCIL TAX: F

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.