



33 Hendy Close, Derwen Fawr, Swansea, SA2 8BB

An impressively bright & spacious 1960's style Ronald Edmunds maisonette apartment boasting spectacular far reaching sea views offering deceptively large living space & beautifully presented interiors. Situated in a peaceful & sought after cul de sac location within the desirable area of Derwen Fawr this lovely home is arranged over two levels & comprises modern kitchen/dining room, generously proportioned lounge, four sizeable bedrooms, dressing room off bed 1 & 2 modern shower rooms. Enjoying a privately enclosed laid to lawn rear garden with an abundance of mature shrubs & bushes, decked seating area, driveway & garage. Within easy access of the sea front, Sketty, Mumbles, Singleton hospital & Swansea Uni. Benefits include Upvc d/g, gas c/h & ample built in storage space. Within good school catchment areas. An ideal family home or downsize property with no upward chain involved. Internal viewing is essential to appreciate this spacious home. EPC = D.

Asking Price £205,000

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ENTRANCE

Enter via Upvc double glazed panel door into:

ENTRANCE HALLWAY

Original obscured stained glass window to side, cupboard housing electric meter and fuse box, stair case leading up to:

FIRST FLOOR

Sliding wood panelled door into:

HALLWAY

Radiator, split level staircase up to second floor, wood panelled doors off to:

KITCHEN/DINING ROOM 7.300m max x 4.254m max (23'11" max x 13'11" max)

Spacious and modern kitchen/dining room fitted with a range of modern wooden wall and base units incorporating granite effect work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, built in 'Hotpoint' electric double oven and grill, set in four ring 'Lamona' electric hob with stainless steel splash back and extractor hood over, built in wine racks, integrated fridge and freezer, Bosch' dishwasher, 'Beko' washing machine, matching breakfast table with bar stools, glass door display cabinet, granite effect and ceramic tiled splash back, coving, two Upvc double glazed windows to rear boasting an attractive garden view outlook, sizeable built in airing cupboard, built in low level storage cupboard, radiator, wood effect flooring.

LOUNGE 4.960m into bay x 4.920m max (16'3" into bay x 16'2" max)

Generously proportioned lounge enjoying a large Upvc double glazed bay window to front offering some attractive sea views, coving, wall lights, three radiators.

BEDROOM 3 4.1354m max x 3.375m min into bay (13'7" max x 11'1" min into bay)

Large Upvc double glazed bay window to front enjoying some pleasant sea views, coving, fitted full length contemporary wardrobe offering ample storage space, fixed shelving, three radiators, wood effect flooring.

BEDROOM 4 3.690m x 3.206m (12'1" x 10'6")

Upvc double glazed window to rear boasting a stunning leafy green outlook over garden, coving, radiator.

SHOWER ROOM 2.163m x 1.985m (7'1" x 6'6")

White modern three piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, step in corner shower cubicle with mixer shower over, extractor fan, Upvc double glazed obscured glass window to rear, neutral ceramic wall tiles, wall mounted chrome towel radiator, wood effect flooring.

SECOND FLOOR

Split level landing, window to side, loft hatch, doors off to:

BEDROOM 1 5.897m x 2.995m (19'4" x 9'10")

Two wooden double glazed velux windows to front boasting fantastic panoramic sea views across Swansea Bay, built in eaves cupboards offering ample storage space, radiator, opening into:

DRESSING ROOM 2.361m x 1.927m (7'9" x 6'4")

Wood effect flooring.

BEDROOM 2 4.731m x 2.115m min (15'6" x 6'11" min)

Wooden double glazed velux window to rear, fixed wardrobe and shelving, radiator.

SHOWER ROOM 1.954m x 1.435m min (6'5" x 4'9" min)

White modern three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, step in shower cubicle with shower over, extractor fan, ceramic wall tiles, handy built in eaves storage cupboard, wood effect flooring.

EXTERNAL

FRONT AND SIDE

Gated access onto a shared driveway leading to further driveway parking and single garage (5.456m x 3.235m). Gated side access leading to rear garden. Pathway leading to entrance and a pleasant private decked seating area with a variety of mature shrubs and bushes.

REAR

A sizeable privately enclosed level rear garden laid to lawn boasting an abundance of attractive mature shrubs trees and bushes.

N.B.

.All white goods and bar stools in kitchen are included in the sale

.Some items of furniture are up for negotiation

DIRECTIONS:-

From our Sketty showroom proceed to the traffic lights at Gower road turn left on to Dillwyn road at traffic lights turn left on to Sketty Park Road and at the mini roundabout bear right on to Derwen Fawr Road take the second turning right onto Saunders Way and then the second right onto Hendy Close. Follow the road along and the property can be found on the left hand side.

TENURE

The Freehold has been purchased between the four apartments - they have created a management company between them. There is no ground rent payable, there is block insurance and the vendors split any maintenance/works between them accordingly. Please contact agent if you have any further queries.

TENURE: Leasehold - Share Of Freehold

COUNCIL TAX: D

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.