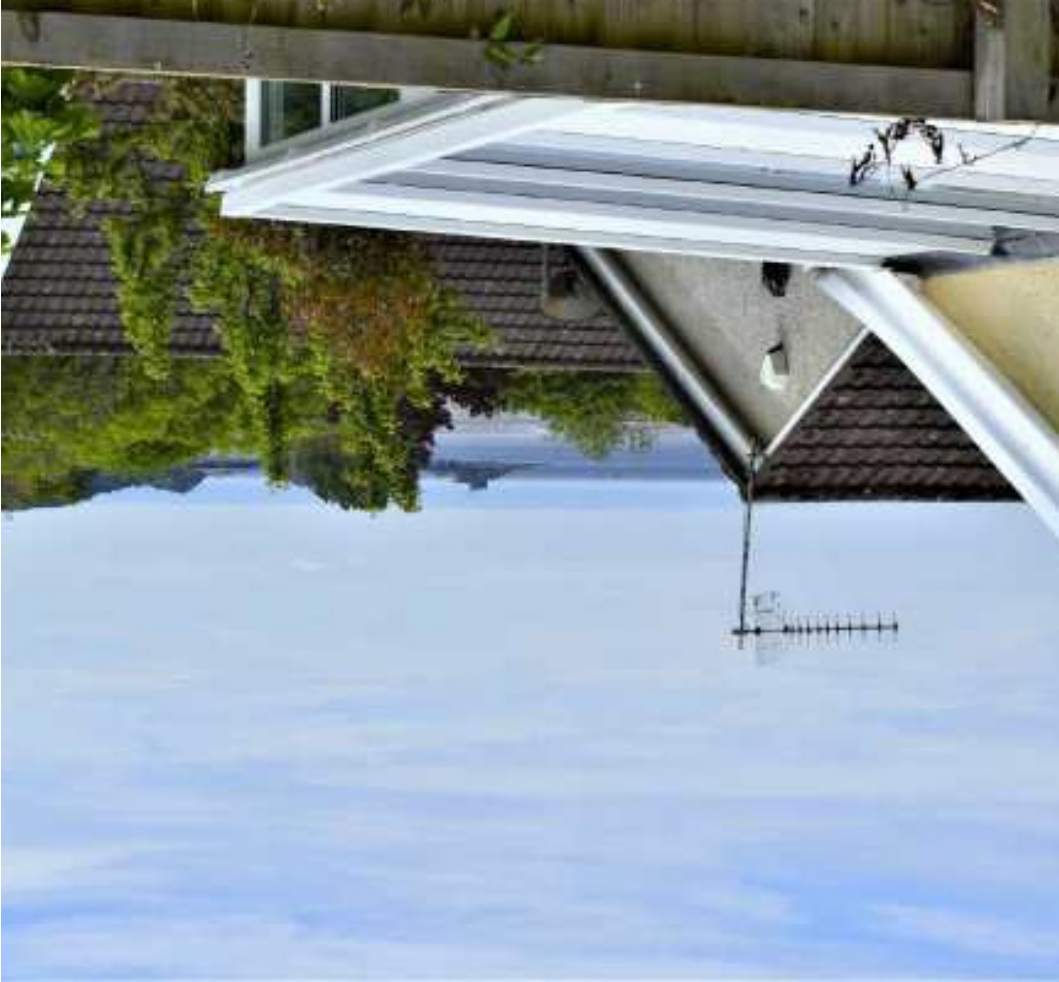




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



1 OCEAN VIEW, DERWEN FAWR, SWANSEA,  
ASKING PRICE £329,950





Surprisingly spacious detached bungalow perfectly positioned in the heart of Derwen Fawr. This pleasant and sizable property is in need of updating but offers plenty of potential. Briefly comprises of lounge, kitchen/dining room, three bedrooms, bathroom and additional W.C.. This versatile property benefits from part Upvc d/g, gas c/h, partial sea view, driveway parking, single garage and very attractive mature front garden, with patio to the side. It offers easy access to local amenities, Singleton Hospital & Park, Swansea Uni & sea front and is located within good local school catchments. EPC = F.

**ENTRANCE**

Enter via single glazed glass door into:-

**INNER PORCH**

Single glazed wooden windows to front and side, tiled flooring, Upvc double glazed obscured glass door into:-

**HALLWAY**

Loft hatch, coving, radiator, two storage cupboards and airing cupboard, doors to:-

**LOUNGE 5.696m x 3.568m (18'8" x 11'9")**

Single glazed window with secondary glazing to front and side, coving, radiator and parquet flooring.

**KITCHEN/ DINING ROOM 6.375m max x 3.245m (20'11" max x 10'8")**

Fitted with a range of wall and base units with work surfaces over, set in stainless steel sink and drainer, extractor hood over, plumbed for washing machine, space for tall standing fridge freezer, tumble dryer and cooker, gas boiler, single glazed window with secondary glazing to side, Upvc double glazed window to rear, single glazed wooden door with obscured glass window to rear, coving, ceramic wall tiles, radiator, tiled effect flooring to kitchen and parquet flooring to dining area.

**BATHROOM 2.333m x 1.969m (7'8" x 6'6")**

Fitted with three piece suite comprising low level W.C., pedestal wash hand basin, bath, shower attachment over, single glazed obscured glass window to rear with secondary glazing, ceramic wall tiles, radiator.

**W.C. 1.416m x 0.895m (4'8" x 2'11")**

Upvc double glazed obscured glass window, low level W.C., ceramic wall



tiles.

**BEDROOM 1 4.393m max x 3.657m (14'5" max x 12'0")**

Coving, single glazed window overlooking mature front garden, secondary glazing, built in wardrobes, radiator.

**BEDROOM 2 4.031m x 3.654m (13'3" x 12'0")**

Upvc double glazed window overlooking the side patio seating area, coving, wash hand basin set in vanity unit, radiator.

**BEDROOM 3 3.265m x 2.314m (10'8" x 7'7")**

Coving, single glazed window overlooking the mature front garden, secondary glazing, radiator.

**EXTERNAL**

**FRONT**

Gated access on to front driveway, leading to garage and pathway to entrance and side access, laid to lawn garden with trees and mature shrubs.

**SIDE**

Seating patio area with partial sea views to Mumbles point, mature shrubs and bushes, access to rear garage.

**REAR**

Pathway leading to front, mature shrubs and bushes.

**GARAGE**

Up and over door, lighting, electric power point, gas and electric meter, wooden door and single glazed window to rear.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** F

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

