



**Ty Cerrig, 14 The Bryn, Derwen Fawr, Swansea, SA2 8DD**

Immaculately presented five bedroom detached family home in desirable and sought after location complete with its own health spa!. The property is conveniently located for local amenities and within a good school catchment area for both primary and secondary schools. Built in 1995, the property is in close proximity to Singleton Hospital, Swansea University and the village of Mumbles. A short drive and you are surrounded by the beaches and coastal walks of South Gower. The property is immaculate throughout and boasts an indoor swimming pool, sauna and jacuzzi. The property has fitted carpets throughout. Security alarm and CCTV fitted. EPC = D.

**Offers In The Region Of £895,000**

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**ENTRANCE HALL 8'4 x 8'3 (2.54m x 2.51m)**

Entered via a feature double arch door surrounded by natural stone. A marble tiled floor with large feature windows, coved ceiling and double glazed doors leading to:-

**RECEPTION ROOM 19'6 x 18'5 (5.94m x 5.61m)**

Spacious and impressive room with feature beech gallery staircase leading to first floor. Fitted furniture, window seating, coving and double glazed window to front, under stairs storage and wall lights.

**BEDROOM 1 19'9 x 9'8m (6.02m x 2.95m)**

Currently used as a cinema room, this light pleasant room with double glazed window to front and side. This could also be used as a bedroom or additional reception room.

**BEDROOM 2 13'7 x 11'1 (4.14m x 3.38m)**

Includes fitted wardrobes, vanity unit, coved ceiling and double glazed window to rear.

**BEDROOM 3 10'4 x 6'5 (3.15m x 1.96m)**

Include fitted wardrobes, coved ceiling and double glazed window to front. The room features with a beautiful fitted hardwood desk, cupboards and bookcase to match by a local cabinet maker.

**CLOAKROOM**

Immaculately fully tiled two piece suite comprising wash hand basin and low level w.c.

**LEISURE SUITE**

Comprises 32' indoor swimming pool which is heated and features underwater lighting and optional jet-stream flow for training. Feature lighting and air-conditioning. Balboa five seater sauna with streamed music, lighting and shower. The suite also includes a large inset jacuzzi. All the equipment included is fully automatic, tiled flooring with reception area to relax and enjoy the streamed music and feature lighting. Large patio doors to side and double glazed door to rear with feature balustrade.

**CHANGING/SHOWER ROOM**

Recently re-fitted with walk in rainforest shower, heated towel rail and separate w.c., with wash hand basin and low level w.c., fully tiled.

**PLANT ROOM**

Accommodates central heating boiler and automatic controls for the swimming pool, jacuzzi and air conditioning. Regularly serviced by British Gas. Tiled floor and walls.

**ADJOINING ENTERTAINMENT KITCHEN 15'4 x 8' (4.67m x 2.44m)**

Doorway from leisure suite to a fitted kitchen with oak units, integrated appliances and tiled floor. Coved ceiling and double glazed window to rear courtyard. Door to integrated garage and stairs to first floor. Door into:

Doorway from leisure suite to a fully fitted kitchen with oak units, integrated appliances and tiled floor. Coved ceiling and double glazed window to rear courtyard. Door to integrated garage and stairs to first floor.

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**UTILITY ROOM 11'6 x 6'6 (3.51m x 1.98m)**

Matching oak units with plumbing for washing machine and tumble dryer. Tiled floor and uPVC door to rear courtyard with double glazed window to side.

**GARAGE**

With remote controlled uPVC electric folding door, wall racking and additional lighting and wall sockets. Outside tap and ample power points.

**FIRST FLOOR GALLERY LANDING**

Leading to:-

**RECEPTION ROOM 23'4 x 21'6 (7.11m x 6.55m)**

Spacious room with large feature double glazed patio doors overlooking the rear garden. UPVC bay window to front, coved ceiling, wall lights and feature Cotswold stone arch and fireplace with connected services. A magnificent feature lounge with beautiful views.



**STUDY 7'6 x 7'4 (2.29m x 2.24m)**

Attractive reading room/study featuring Juliet balcony to front and large uPVC windows to side. Fitted alarm and surround CCTV.

**KITCHEN/DINING ROOM 21'8 x 14'7 (6.60m x 4.45m)**

A solid wood kitchen designed and built by a local cabinet maker with co-ordinated worktop. Includes breakfast bar with wine rack and tiled floor. Neff oven, hood and ceramic hob with integrated dishwasher, fridge and microwave. Separate dining area. Ceiling LED spotlights with uPVC bay window to front with window seating and uPVC stable-door to rear garden.

**MASTER BEDROOM - BEDROOM 4 22'8' x 11'6 into bay (69.49m x 3.51m into bay)**

Fitted wardrobes and units, built by local cabinet maker which include matching dressing table, bed-side cabinets and drawer units. A beautiful light room with uPVC window to front and uPVC bay window overlooking the rear garden. Connections for a wall-mounted television and door to en suite.

**EN SUITE ROOM 11'3 x 3'9 (3.43m x 1.14m)**

Three piece suite with walk in rainforest shower, low level w.c and matching vanity unit. Coved ceiling, heated towel rail, spotlights and window to rear.

**BEDROOM 5 11'9 x 9'2 (3.58m x 2.79m)**

Fully fitted hardwood units which includes, wardrobes, drawers, bedside cabinet and dressing table. Coved ceiling, spotlights and uPVC window to front.

**BATHROOM 11'1 x 9'4 (3.38m x 2.84m)**

Three piece suite comprising corner bath, wash hand basin set in vanity unit and low level w.c., fully tiled with coved ceiling, uPVC window to rear and double doors to airing cupboard.

**EXTERNAL**

**FRONT**

To the front of the property the garden is laid to lawn with ornamental shrubs. Block drive providing parking for four cars and access to the integral garage. A side gate leads you into a paved courtyard with terraced border and access to rear garden.

**REAR**

The rear garden has a large paved area, garden laid to lawn and an abundance of mature shrubs. A summerhouse provides useful storage and relaxation. To the other side is a uPVC door with landscaped rockery and water feature. A further paved area includes a large garden shed with lighting and sockets.

**SERVICES**

Mains services are connected. Virgin cable installed.

**DIRECTIONS:-**

From our Sketty office proceed to the traffic lights at Gower Road turn left onto Dillwyn Road . At traffic lights turn left on to Sketty Park Road, at mini roundabout bear right onto Derwen Fawr Road . Take the third turning left on to The Bryn and the property can be found on the left hand side .

**TENURE:** Freehold

**COUNCIL TAX:** I

**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.