



Bryn House, The Bryn, Derwen Fawr, Swansea, SA2 8DD

Boasting a superb location within the distinguished & sought after area of Derwen Fawr this impressively bright & spacious unique detached family home offers modern living space & stylish interiors throughout with an attractive wooded outlook to rear. This beautiful home is split level & comprises to the f/f welcoming hallway, cloakroom, lounge/diner, family room/bed 5, well-equipped contemporary kitchen/breakfast room with Island & a utility room. The ground level enjoys four light & airy bedrooms, an En-suite shower room off master bedroom & a modern bath/shower room. Benefits include gas c/h, d/g, solid oak doors & wood flooring, ample built in storage space, driveway & an attractive low maintenance rear garden with laid to lawn & patio seating areas. Within good school catchments. Offering easy access to Singleton hospital, Swansea Uni, local shops & amenities, regular bus service & the sea front. No upward chain involved. Internal viewing advised. EPC-D.

Asking Price £699,950

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ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:

ENTRANCE HALLWAY

Bright and welcoming entrance hallway with a uPVC double glazed obscured glass window to front, staircase down to ground level, handy built in storage cupboard with solid oak doors, radiator, solid wood flooring, staircase with contemporary glass banister leading up to:

FIRST FLOOR

HALLWAY

Loft hatch, wooden double glazed obscured glass window to front, solid oak doors off to:

CLOAKROOM 1.21m x 1.21m (4'0" x 4'0")

White modern two piece suite comprising low level WC, vanity unit wash hand basin with waterfall mixer tap, extractor fan, contemporary ceramic splash back tiles, radiator, solid wood flooring.

PLAYROOM/BEDROOM 5 3.80m x 2.36m (12'6" x 7'9")

Thee wooden double glazed windows to front, radiator, solid wood flooring.

LOUNGE/DINING ROOM 7.54m (max) x 4.69m (max) (24'9" (max) x 15'5" (max))

Two good sizes wooden double glazed windows to rear boasting an attractive leafy green outlook, wooden double glazed obscured glass window to side, built in feature wood store with hearth, wooden glass panel double doors into kitchen/breakfast room, two radiators, solid wood flooring.

KITCHEN/BREAKFASY ROOM 4.86m (max) x 4.39m (min) (15'11" (max) x 14'5" (min))

Stylish kitchen/breakfast room fitted with a range of modern high gloss wall and base units incorporating wooden work surface over with central island/breakfast table, set in circular sink with water mixer tap, built in electric stainless steel oven and grill, set in five ring gas hob with extractor hood over, built in microwave oven, integrated fridge and freezer, contemporary slate splash back tiles, attractive rose gold feature drop down light fittings, wooden double glazed window to rear offering a beautiful wooded outlook, wooden glass panel double doors into lounge/dining room, column radiator, solid wood flooring, solid oak doors into:

UTILITY ROOM 2.36m x 1.75m (7'9" x 5'9")

Fitted with a range of stylish high gloss base units incorporating wooden work surface over, set in 1 ½ bowl stainless steel sink and drainer with mixer tap, plumbed for washing machine, wall mounted gas boiler, contemporary ceramic splash back tiles, radiator, solid wood flooring.

GROUND FLOOR

HALLWAY

Inset ceiling spotlights, uPVC double glazed obscured glass panel door leading out to garden, handy walk in storage cupboard, built in low level storage cupboard and cupboard housing electric meters, two radiators, solid wood flooring, doors off to:

BEDROOM 1 5.70m (max) x 3.80m (max) (18'8" (max) x 12'6" (max))

L shaped master bedroom with double glazed wooden window to side, inset ceiling spotlights, radiator, door into:

EN-SUITE 1.75m x 1.43m (5'9" x 4'8")

Modern three piece suite comprising low level WC, vanity unit wash hand basin with waterfall mixer tap, step in double shower cubicle with mixer shower over, extractor fan, inset ceiling spotlights, wooden double glazed obscured glass window to front, contemporary ceramic wall tiles, radiator, wood effect flooring.

BEDROOM 2 4.37m (min) x 3.44m (max) (14'4" (min) x 11'3" (max))

Wooden double glazed window to rear enjoying a pleasant garden and wooded view outlook, radiator.

BEDROOM 3 4.54m x 3.44m (14'11" x 11'3")

UPVC double glazed sliding glass panel doors to rear leading out onto paved seating area offering an attractive wooded outlook, wooden double glazed window to side, radiator.

BEDROOM 4 2.95m x 2.18m (9'8" x 7'2")

Wooden double glazed window to rear with a pleasant wooded and garden view outlook, radiator.

BATHROOM/SHOWER ROOM 2.33m x 1.76m (7'8" x 5'9")

White modern four piece suite comprising low level WC, pedestal wash hand basin with waterfall mixer tap, set in bath with waterfall mixer tap, step in double shower cubicle with mixer shower over, inset ceiling spotlights, extractor fan, two wooden double glazed windows to front, contemporary ceramic wall tiles, radiator, wood effect flooring.

EXTERNAL

FRONT

Open access with pathway to steps leading up to entrance door. Driveway offering parking for several vehicles.

REAR

An attractive enclosed low maintenance rear garden offering pleasant laid to lawn and patio seating areas.

TENURE: Freehold

COUNCIL TAX: G

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.