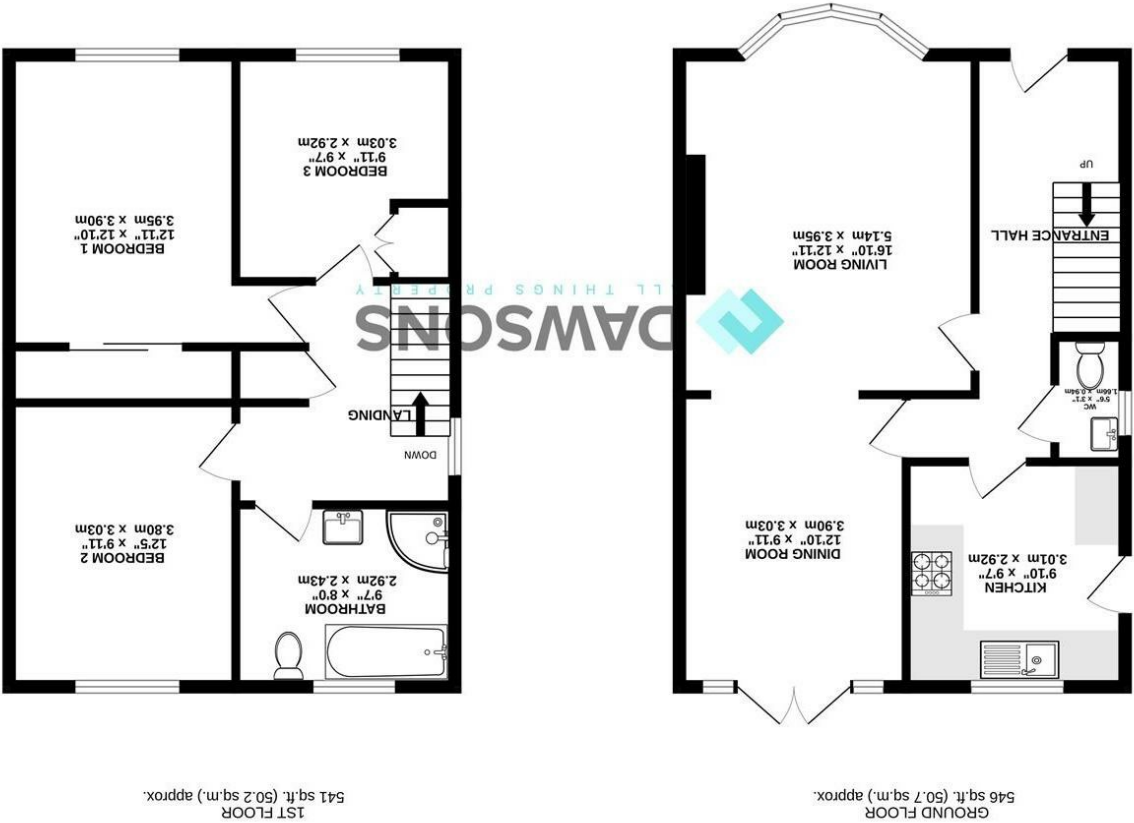
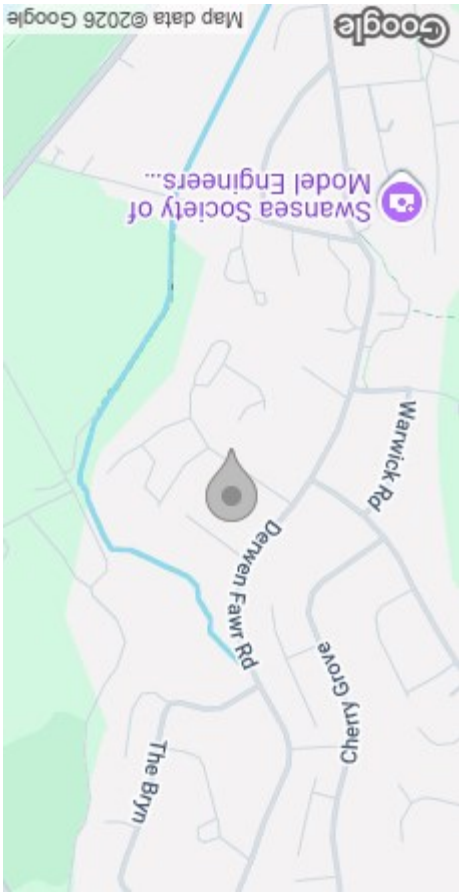


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hekapix 62026



FLOOR PLAN



AREA MAP

GENERAL INFORMATION

Situated in the highly sought-after residential area of The Ridge, Derwen Fawr, this attractive three-bedroom semi-detached home enjoys a prime location ideally positioned for Swansea University, Singleton Hospital, Swansea City Centre, the seafront and the vibrant village of Mumbles.

The accommodation is well presented and briefly comprises an entrance hallway with cloakroom/WC, a bright front-facing lounge featuring a charming bow window, which flows through to a rear-facing dining room with doors opening directly onto the rear garden—ideal for entertaining and family living. The ground floor also offers a fitted kitchen with good storage and workspace.

To the first floor, a landing provides access to three bedrooms along with a family bathroom, complete with both bath and separate shower enclosure.

Externally, the property benefits from a driveway providing off-road parking and access to a garage. There are well-maintained gardens to both the front and rear, offering pleasant outdoor space for relaxation and entertaining.

Further benefits include uPVC double glazing and gas central heating throughout.

A superb opportunity to acquire a home in one of Swansea’s most desirable residential locations, offering convenience, space and excellent potential.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

KITCHEN
9'10" x 9'6" (3.01m x 2.92m)

DINING ROOM
12'9" x 9'11" (3.90m x 3.03m)

LIVING ROOM
16'10" x 12'11" (5.14m x 3.95m)

W.C.
5'6" x 3'1 (1.68m x 0.94m)

FIRST FLOOR

LANDING

BEDROOM 1
12'11" x 12'9" (3.95m x 3.90m)



BEDROOM 2
12'5" x 9'11" (3.78m x 3.02m)

BEDROOM 3
9'11 x 9'7 (3.02m x 2.92m)

BATHROOM
9'6" x 7'11" (2.92m x 2.43m)

EXTERNAL

TENURE
FREEHOLD

COUNCIL TAX BANDING
F

EPC RATING
C

SERVICES
MAINS , gas, electric, water (metered).

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

N.B.
Probate has been applied for.

