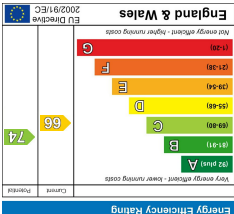
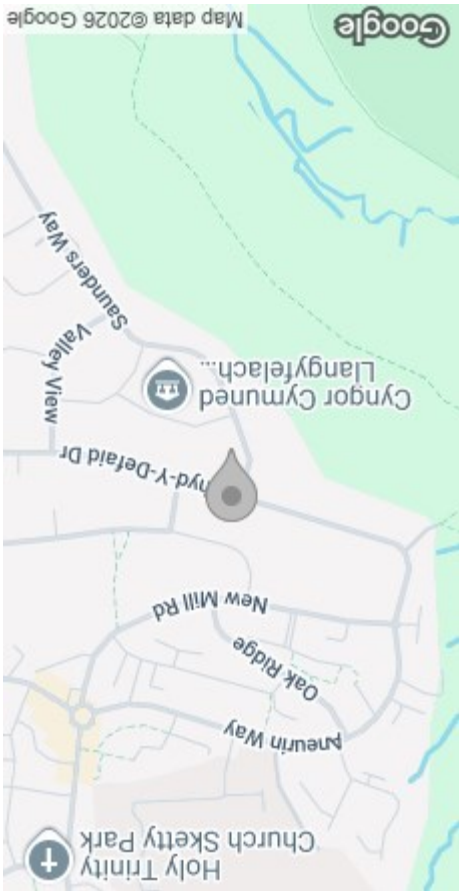


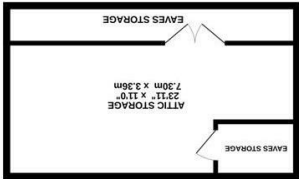
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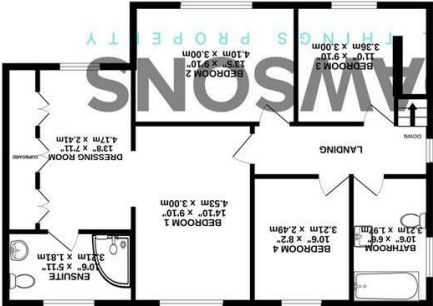
EPC



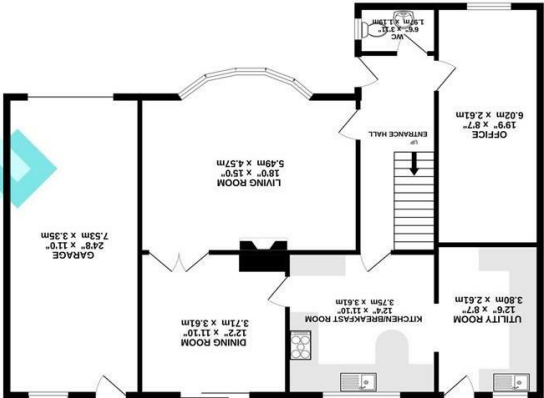
AREA MAP



338 sq ft (31.4 sq m.) approx.



807 sq ft (75.0 sq m.) approx.



1208 sq ft (112.2 sq m.) approx.

FLOOR PLAN



108 Saunders Way
Sketty, Swansea, SA2 8BJ
Asking Price £550,000



GENERAL INFORMATION

Situated in the highly regarded Derwen Fawr area of Swansea, this beautifully presented four-bedroom link-detached home offers spacious and versatile accommodation, ample off-road parking and a delightful enclosed rear garden.

The accommodation is entered via a side hallway, with a convenient downstairs cloakroom and a versatile office that could lend itself to a number of uses, including a guest bedroom, playroom or snug. The front-facing living room features doors leading through to the rear-facing dining room, creating a wonderful space for both everyday family life and entertaining.

The ground floor is completed by a smartly fitted kitchen/breakfast room, with access to a generously sized utility room.

To the first floor are four bedrooms and a stylish family bathroom. The impressive principal bedroom benefits from its own dressing room and private shower room.

Externally, the property offers ample off-road parking and an integral garage. To the rear is a lovely enclosed garden featuring a patio seating area, lawn and a variety of established shrubs, providing an ideal space for outdoor dining and relaxation.

Further benefits include gas central heating and uPVC double glazing.

Saunders Way is ideally positioned within the sought-after Olchfa and Parkland school catchment areas. The property also provides convenient access to Singleton Hospital, Singleton Park, Swansea University and the seafront. Clyne Valley is just a short distance away, offering beautiful woodland walks, cycling routes and plenty of opportunities to enjoy the outdoors.

This superb family home combines versatile living accommodation with a highly desirable location, and viewing is strongly recommended to appreciate all it has to offer.

FULL DESCRIPTION

GROUND FLOOR

SIDE ENTRANCE HALL

DOWNSTAIRS CLOAKROOM
6'5" x 3'10" (1.97m x 1.19m)

OFFICE
19'9" x 8'6" (6.02m x 2.61m)

LIVING ROOM
18'0" x 14'11" (5.49m x 4.57m)

DINING ROOM
12'2" x 11'10" (3.71m x 3.61m)

KITCHEN/BREAKFAST ROOM
12'3" x 11'10" (3.75m x 3.61m)

UTILITY ROOM
12'5" x 8'6" (3.80m x 2.61m)



FIRST FLOOR

LANDING

BEDROOM 1
14'10" x 9'10" (4.53m x 3.00m)

DRESSING ROOM
13'8" x 7'10" (4.17m x 2.41m)

EN SUITE
10'6" x 5'11" (3.21m x 1.81m)

BEDROOM 2
13'5" x 9'10" (4.10m x 3.00m)

BEDROOM 3
11'0" x 9'10" (3.36m x 3.00m)

BEDROOM 4
10'6" x 8'2" (3.21m x 2.49m)

BATHROOM
10'6" x 6'5" (3.21m x 1.97m)

ATTIC STORAGE
23'11" x 11'0" (7.30m x 3.36m)

EXTERNAL

PARKING

GARAGE
24'8" x 10'11" (7.53 x 3.35)

TENURE
FREEHOLD

EPC RATING
TBC

COUNCIL TAX BANDING
G

SERVICES

Mains gas, electric, water (billed) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

EPC RATING
D

