

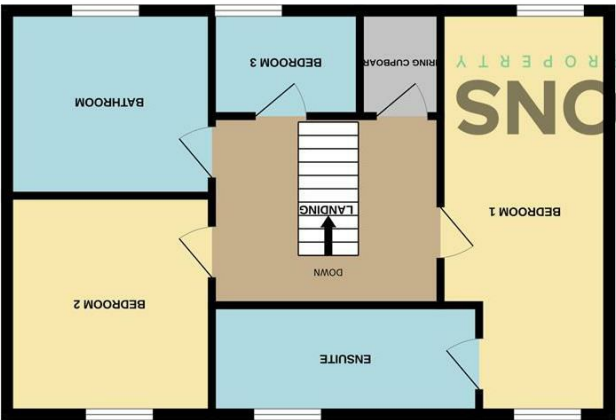
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst 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, omission or mis-statement. This plan is for 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 Metropix ©2025

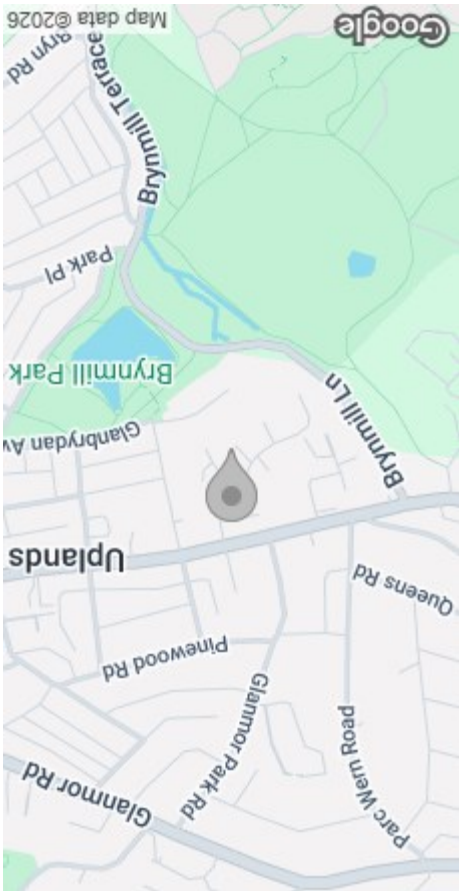
TOTAL FLOOR AREA : 1361 sq.ft. (126.4 sq.m.) approx.



GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

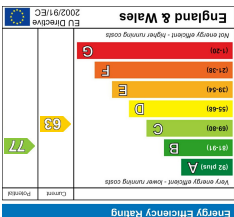


1ST FLOOR
588 sq.ft. (54.7 sq.m.) approx.



AREA MAP

EPC



GENERAL INFORMATION

Dawsons are delighted to present to the market this beautifully presented detached home, meticulously renovated by the current owner with high-quality fittings throughout.

Originally designed as a four-bedroom property, it has been thoughtfully reconfigured to offer three spacious double bedrooms, including a luxurious master suite with a generous en-suite shower room.

The accommodation is arranged over two floors. On the ground floor, you are welcomed by a bright and airy entrance hallway leading to a versatile front-facing room, ideal as a home office, dining room, playroom, teenage retreat, or even a fourth bedroom if required. A stylish cloakroom adds convenience, beautifully fitted kitchen featuring granite worktops and integrated appliances. The spacious lounge enjoys direct access to a stunning sun room via bi-folding doors, with Velux roof windows flooding the space with natural light.

Upstairs, the landing with contemporary glass balustrades leads to three double bedrooms. The master bedroom boasts a well-appointed en-suite with an electric power shower, while the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly finished family bathroom with an electric power shower over the bath completes the first floor.

Further benefits include uPVC double glazing and gas central heating.

Externally, the property features a double-width brick-set driveway leading to a detached garage with an electric up-and-over door. The fully enclosed, sunny rear garden provides an ideal space for outdoor living and entertaining.

Roger Beck Way is located conveniently close to Singleton Park, Singleton Hospital, Swansea University and Swansea Bay seafront.

A viewing is highly recommended to truly appreciate the space, quality, and versatility this exceptional home offers.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

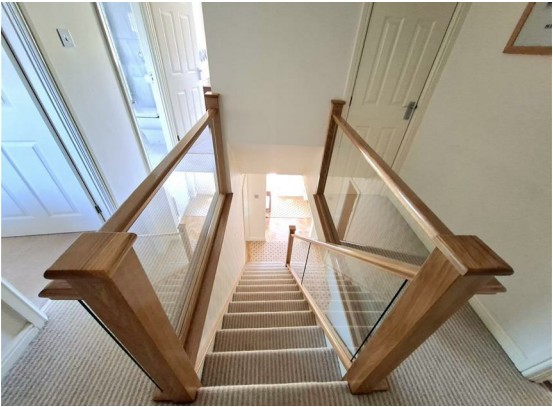
OFFICE/PLAY ROOM/DINING ROOM
11'8" max x 9'8" (3.58 max x 2.96)

KITCHEN
15'11" x 10'0" max (4.86 x 3.06 max)

LOUNGE
20'3" x 11'7" (6.18 x 3.54)

SUN ROOM
19'1" x 11'1" (5.82 x 3.38)

FIRST FLOOR



LANDING

BEDROOM 1
19'6" max x 9'8" max (5.95 max x 2.95 max)

EN-SUITE SHOWER ROOM
12'0" max x 4'7" max (3.67 max x 1.40 max)

BEDROOM 2
11'8" x 8'11" (3.57 x 2.73)

BEDROOM 3
8'7" x 8'5" (2.63 x 2.59)

BATHROOM
8'10" x 5'6" (2.70 x 1.68)

EXTERNAL
FRONT - With brick sett driveway leading to a detached double garage. Pedestrian gate leads to the rear.
REAR - Fully enclosed with patio sitting area, lawn and flower borders.

PARKING
Double width driveway leading to ...
Detached double garage with electric up and over door, power and light. Beamed ceiling space for ample storage. Access door leads out to the rear.

TENURE
Freehold

EPC
D

COUNCIL TAX
BAND G

SERVICES
Mains gas, electric, water (metered) & drainage.
There is currently broadband available at the property, Fibre optic. Please refer to the Ofcom checker for further coverage information.
There are no known issues with mobile coverage using the vendors current supplier. Please refer to Ofcom checker for further information.

