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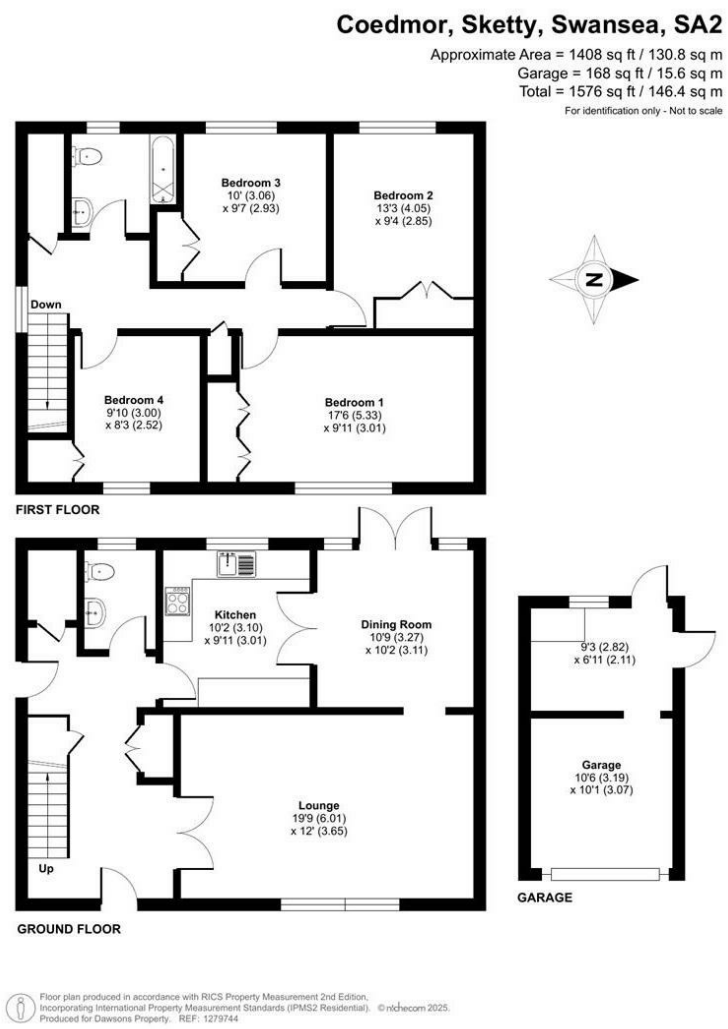
Derwen Fawr, Swansea, SA2 8BQ

Offers Around £475,000

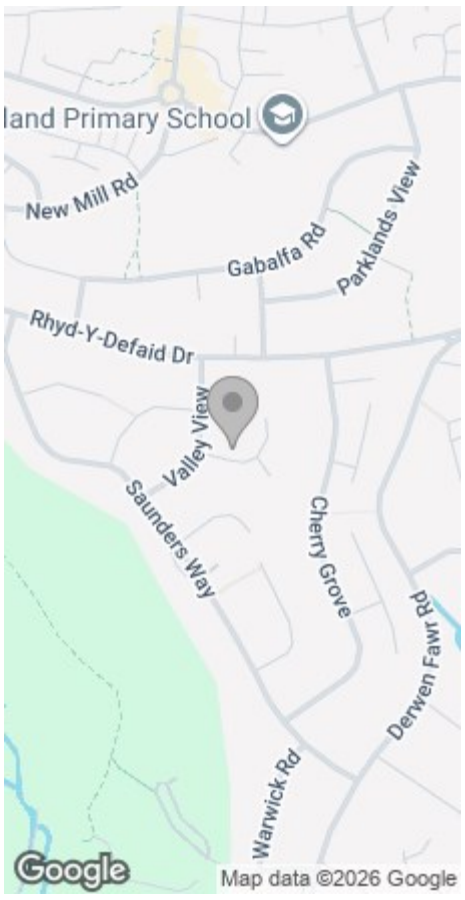
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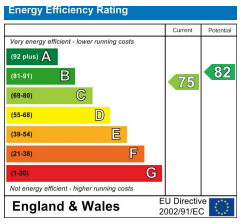
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

NO ONWARD CHAIN! A Beautifully Maintained Detached Canadian-Style Family Home in Sought-After Area With No Onward Chain.

Located in a peaceful cul-de-sac in the highly desirable area of Derwen Fawr, this spacious and versatile four-bedroom detached home offers an ideal setting for family living. Lovingly cared for by its current owners for over 30 years, the property seamlessly blends comfort, space, and practicality.

The accommodation comprises a welcoming entrance hall, a bright and airy lounge, a separate dining room, a modern fitted kitchen, a convenient cloakroom, and a utility room with internal access to the garage.

Upstairs, you'll find four generously sized bedrooms and a contemporary family bathroom. One of the standout features of this home is the abundance of storage space, both upstairs and down – a rare and valuable asset for growing families.

Outside, the private, flat rear garden is predominantly laid to lawn, featuring a sit-out patio area perfect for alfresco dining, a storage shed, and side access on both sides of the house. The front garden is also laid to lawn, complemented by a driveway providing off-road parking and leading to the garage.

The property was tastefully refurbished just three years ago, including a new kitchen, bathrooms, boiler, and a fully landscaped garden.

Ideally situated, this home offers exceptional convenience and lifestyle benefits. With easy access Singleton Park, it provides access to beautiful green spaces perfect for leisurely strolls and outdoor relaxation. The nearby seafront adds to the appeal, offering scenic views and coastal charm. Swansea University and Singleton Hospital are also close by, making this an excellent choice for professionals. For families, the property is within easy reach of some of the area's most respected schools, including Olchfa, Bishop Gore Comprehensive, and Parklands Junior School.



FULL DESCRIPTION

GROUND FLOOR

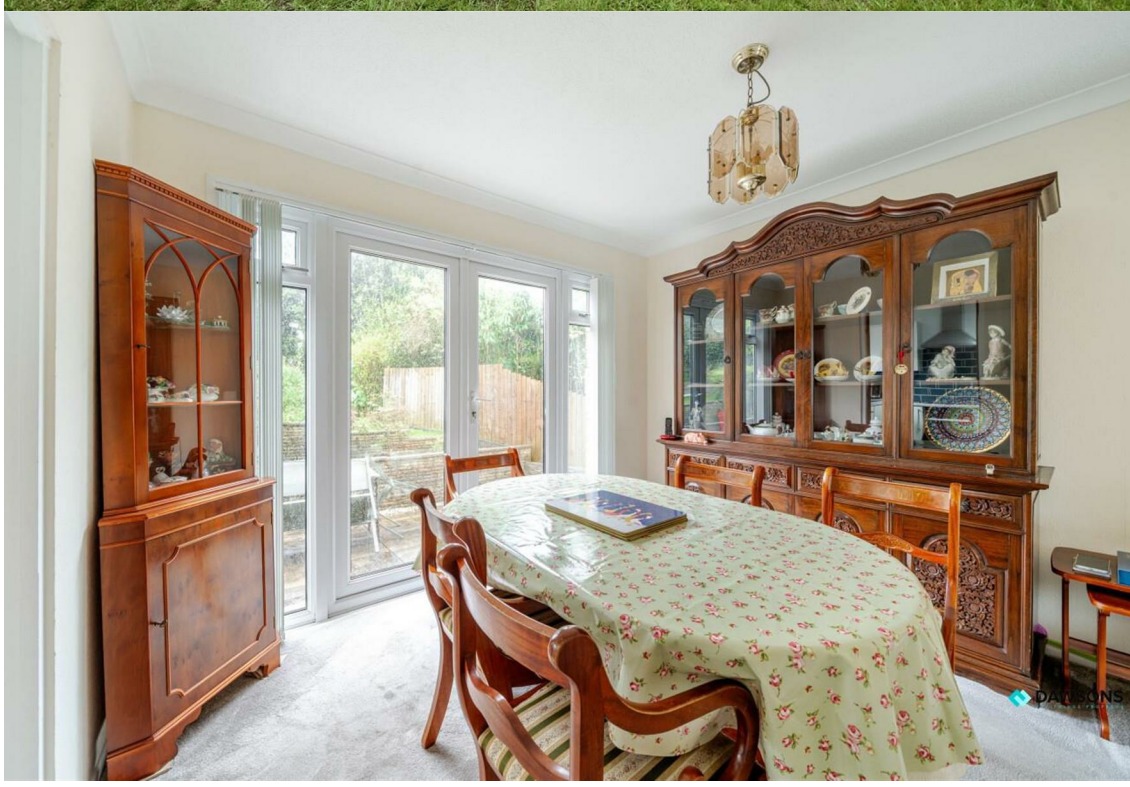
ENTRANCE HALLWAY

LOUNGE
19'8" x 11'11" (6.01 x 3.65)





DINING ROOM
10'8" x 10'2" (3.27 x 3.11)



KITCHEN
10'2" x 9'10" (3.10 x 3.01)





UTILITY ROOM
9'3" x 6'11" (2.82 x 2.11)



CLOAKROOM

FIRST FLOOR

LANDING







BEDROOM 1
17'5" x 9'10" (5.33 x 3.01)

BEDROOM 2
13'3" x 9'4" (4.05 x 2.85)

BEDROOM 3
10'0" x 9'7" (3.06 x 2.93)

BEDROOM 4
9'10" x 8'3" (3.00 x 2.52)

BATHROOM

EXTERNAL
FRONT - Laid to lawn garden with parking.

REAR - Laid to lawn garden with sit out patio, storage shed and side access.

PARKING
Paved parking to front of property.

GARAGE
10'5" x 10'0" (3.19 x 3.07)
Access via 'up and over' door with lighting, electrics and door into utility room.

TENURE
Freehold

EPC
Rating C

COUNCIL TAX
Band F

SERVICES
Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via Sky. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Vodafone. Please refer to Ofcom checker for further information.





