Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

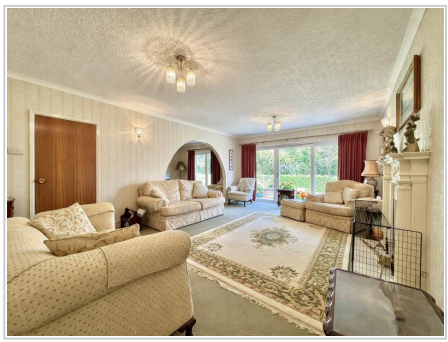
Meadow Rise
Sketty
Swansea
City And County of Swansea

Offers Over £650,000











- Impressive four-bedroom detached bungalow
- Rarely available position at the end of a quiet cul-de-sac
- Highly desirable Derwen Fawr location
- Substantial, mature and private plot
- Extensive woodland forming part of the property's own grounds
- Private pedestrian access through the woodland onto Cwm Farm Lane
- Spacious open-plan lounge/dining room with feature fireplace
- Principal bedroom with garden access and en-suite shower room
- Double garage with electric up-and-over door
- Offered for sale with no onward chain

Ref: PRM12520

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Viewing Instructions: Strictly By Appointment Only

General Description

A rare opportunity to acquire this impressive four-bedroom detached bungalow, occupying a generous and private plot at the end of a quiet cul-de-sac in the highly sought-after area of Derwen Fawr. Properties in this secluded position rarely come to market, making this an exciting opportunity for buyers seeking space, privacy and a unique setting.

Accommodation

Ground Floor

Entrance Porch

uPVC door to front, door leading to;

Hall (16' 1" x 25' 11") or (4.90m x 7.90m)

Storage cupboard, loft access, radiator.

Lounge/Dining Room (20' 8" x 26' 3") or (6.30m x 8.00m)

Spacious open plan lounge / dining room with sliding uPVC patio doors leading to garden, gas fire place, uPVC door from the dining room, two radiators.

Kitchen (14' 1" x 13' 1") or (4.30m x 4.00m)

Range of wall and base units with tile splash back, integrated electric oven, electric hob and extractor fan, stainless steel sink, plumbing for washing machine, free standing gas boiler, fixed table, uPVC door and window to rear, radiator.

Bedroom 1 (17' 9" x 13' 9") or (5.40m x 4.20m)

Large double bedroom with fitted wardorbes, uPVC sliding door leading onto garden, radiator, door leading to;

En Suite (11' 2" x 5' 3") or (3.40m x 1.60m)

Shower cubicle, low level W.C, wash hand basin, tiled walls, frosted double glazed window to side, radiator.

Bedroom 2 (12' 2" x 13' 9") or (3.70m x 4.20m)

Double glazed window to front, radiator.

Bedroom 3 (11' 6" x 11' 2") or (3.50m x 3.40m)

Fitted wardrobes, double glazed window to front, radiator.

Bedroom 4 (11' 10" x 8' 6") or (3.60m x 2.60m)

Fitted wardrobes, double glazed window to front, radiator.

Bathroom (9' 6" x 7' 3") or (2.90m x 2.20m)

Panel bath with over head shower, low level W.C, wash hand basin, storage cupboard, frosted double glazed window to front, radiator.

Garage (18' 4" x 19' 8") or (5.60m x 6.00m)

Electric garage door, uPVC door and window to rear.

External

Occupying a generous, mature plot, the property benefits from a driveway providing parking for multiple vehicles, paved patio areas, pathways, expansive lawns and established trees. To the rear, the grounds extend into a substantial area of woodland, which forms part of the property and benefits from pedestrian access onto Cwm Farm Lane.

Services

Mains Electric, Mains Gas, Mains Water, Mains Drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G

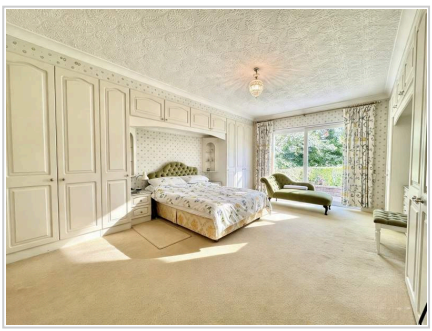












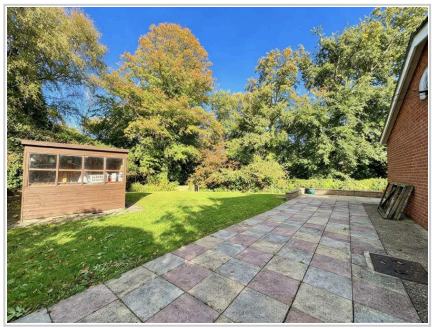


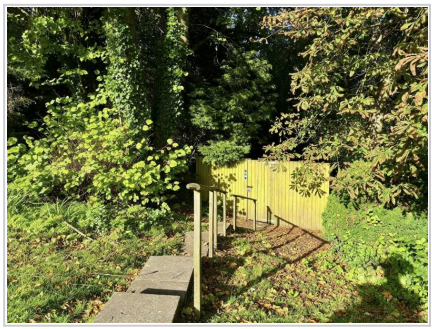


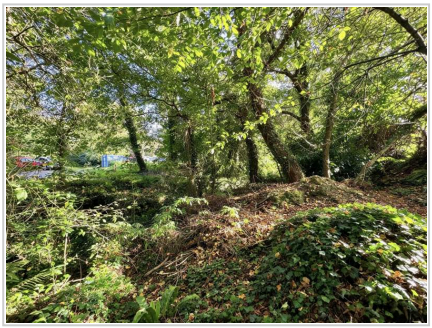


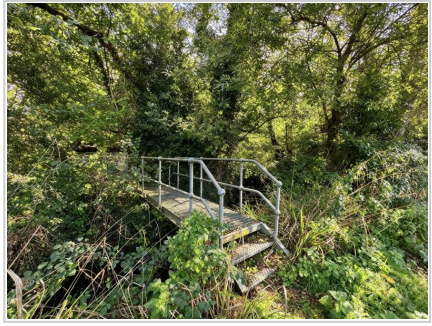






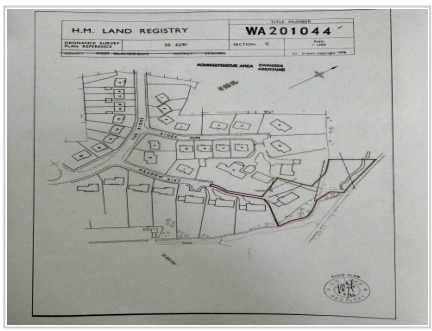


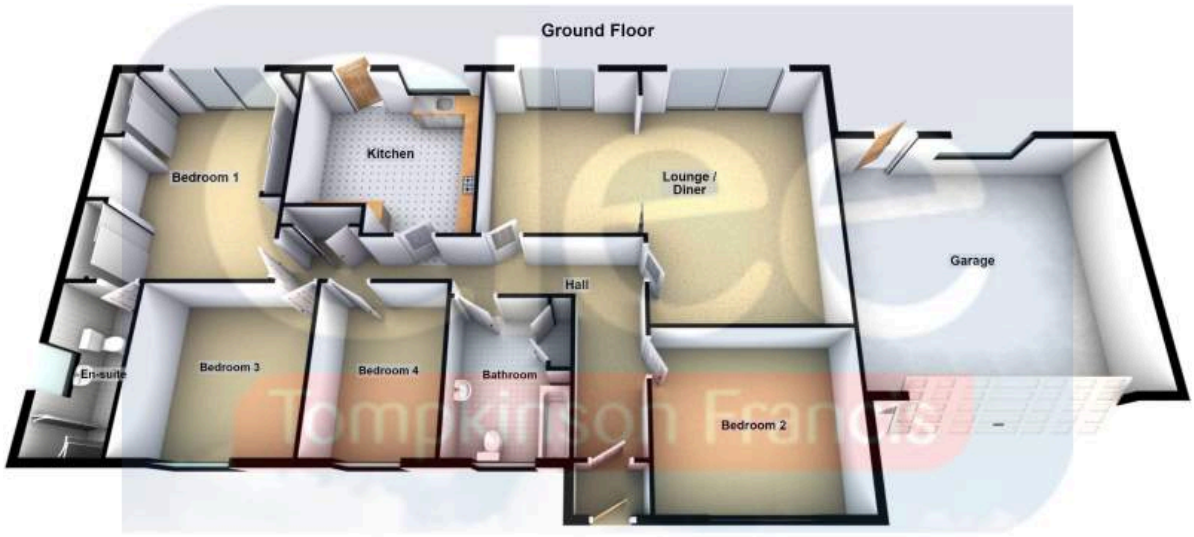










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