Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

The Bryn
Sketty
Swansea
City And County of Swansea

Offers Over £800,000











- Stunning detached 5-bedroom family home
- Prestigious Derwen Fawr location, Swansea
- Versatile open-plan kitchen, dining & sitting space
- Spacious living room, study and additional reception area
- Master bedroom with en-suite shower room
- Bedroom 5 with balcony, ideal as extra living space
- Large corner plot with wraparound gardens & driveway
- Integral garage, close to schools, coast & amenities

Ref: PRM12443

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Viewing Instructions: Strictly By Appointment Only

General Description

Beautiful detached family home in the prestigious area of The Bryn, Derwen Fawr, Swansea. Offering versatile living space with entrance hall, living room, study, open-plan kitchen/dining/sitting room, utility, cloakroom, 5 bedrooms (5th currently a large living room with balcony), master ensuite and family bathroom. Set on a generous corner plot with wraparound gardens, driveway and garage, close to Singleton Hospital, Swansea University, schools, parks and coastline.

Accommodation

Ground Floor

Entrance Hall

uPVC frosted double glazed door to front, tiled flooring, built in storage cupboard,

Lounge (20' 6" x 11' 9") or (6.26m x 3.57m)

Spacious living space which includes; two uPVC double glazed windows, feature fire place and two radiators.

Hallway

Stairs to first floor with custom made under stairs storage cupboards and radiator.

Study (12' 0" x 7' 4") or (3.67m x 2.24m)

uPVC double glazed window to side and radiator.

Kitchen / Diner / Family Room (29' 6" Max x 12' 2" Max) or (8.98m Max x 3.72m Max)

Spacious open plan living space which includes:

Kitchen Area: 3.72m x 3.65m
uPVC double glazed window to side, range of modern contemporary base and wall units with Quartz work tops and splash backs, space for large gas Range cooker with extractor fan over, space for large fridge freezer, integrated dish washer, sunk in Belfast style sink unit with mixer tap, tiled flooring an breakfast bar, LED spotlighting, through to:

Dining/Family Room:
uPVC double glazed window and patio doors opening out onto rear garden, space for dining and relaxing, perfect space for entertaining, large walk in storage cupboard/larder, tiled flooring, LED spotlighting and vertical panel radiator.

Inner Hall

Further hallway which leads to a further entrance point to side, includes; uPVC double glazed window and composite door to side, tiled flooring, door to garage and two radiators.

W.C.

uPVC frosted double glazed window to rear, low level WC, vanity style wash hand basin with tiled splash backs, tiled floor and heated towel rail.

Utility Room

uPVC double glaze window to rear, range of base and wall units with worktops, stainless steel sink unit, plumbing for washing machine and tumble dryer, tiled flooring.

First Floor

Landing: spacious landing with loft access, radiator, built in storage cupboard housing modern gas boiler and pressurised hot water tank.

Bedroom 1 (18' 0" x 11' 9") or (5.48m x 3.58m)

Upvc double glazed window to front and side, a large fitted suite of wardrobes, over bed storage and dressing table with drawers and radiator.

En-Suite Shower Room (9' 3" x 5' 4") or (2.82m x 1.62m)

Modern master ensuite shower room which includes: large walk in Aqualisa Optic Q Smart shower with digital temperature controls, fitted Vanity style WC and wash hand basin suite, uPVC frosted double glazed window, heated towel rail, Respotex panel walls, laminate flooring.

Bedroom 2 (12' 4" x 11' 11") or (3.77m x 3.64m)

uPVC double glazed window to side and radiator.

Bedroom 3 (9' 7" x 9' 9") or (2.93m x 2.96m)

uPVC double glazed window to rear and radiator.

Bedroom 4 (12' 2" x 7' 4") or (3.70m x 2.23m)

Upvc double glazed window to side and radiator.

Bedroom 5/Living Room (22' 0" Max x 21' 10" Max) or (6.71m Max x 6.65m Max)

Historically a large bedroom, this spacious room is currently used as further living space and includes; upvc double glazed window to rear, large full width sliding uPVC patio doors which open up onto a spacious wrap around sit out balcony with frosted glass balustrade, two vertical panel radiators.

Family Bathroom

Modern bathroom site which includes: Aqualisa Optic Q Smart bath and shower controls with digital temperature controls, fitted Vanity style units with low level WC and wash hand basin, heated towel rail, LED spotlighting, Respotex panel walls, laminate flooring, heated towel rail uPVC frosted double glazed window to side.

EXTERNALLY

To front & Side: The property enjoys a spacious driveway suitable for many vehicles leading to integral garage 6.63m x 3.63m with electric up and over door. Garden areas wrap around the front of the plot laid mainly to lawn bordered by mature hedgerows. Concrete pathways run from side to front and there is secure gated access to rear garden from front and driveway area.

To rear: enclosed private spacious rear gardens with seating areas to side, main garden area is laid mainly to lawn with timber shed and seating areas to enjoy the sunshine all day round.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band H





























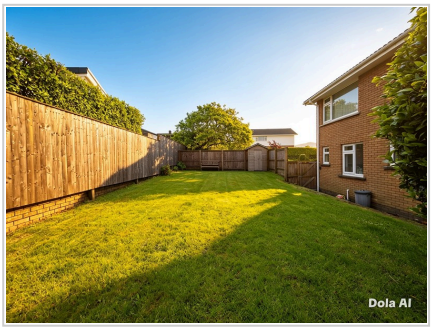


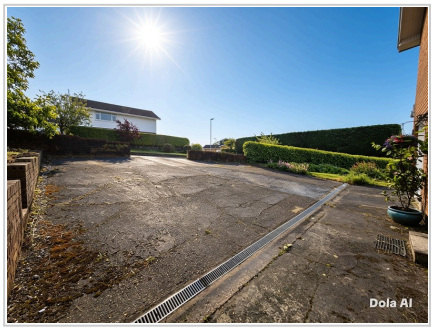




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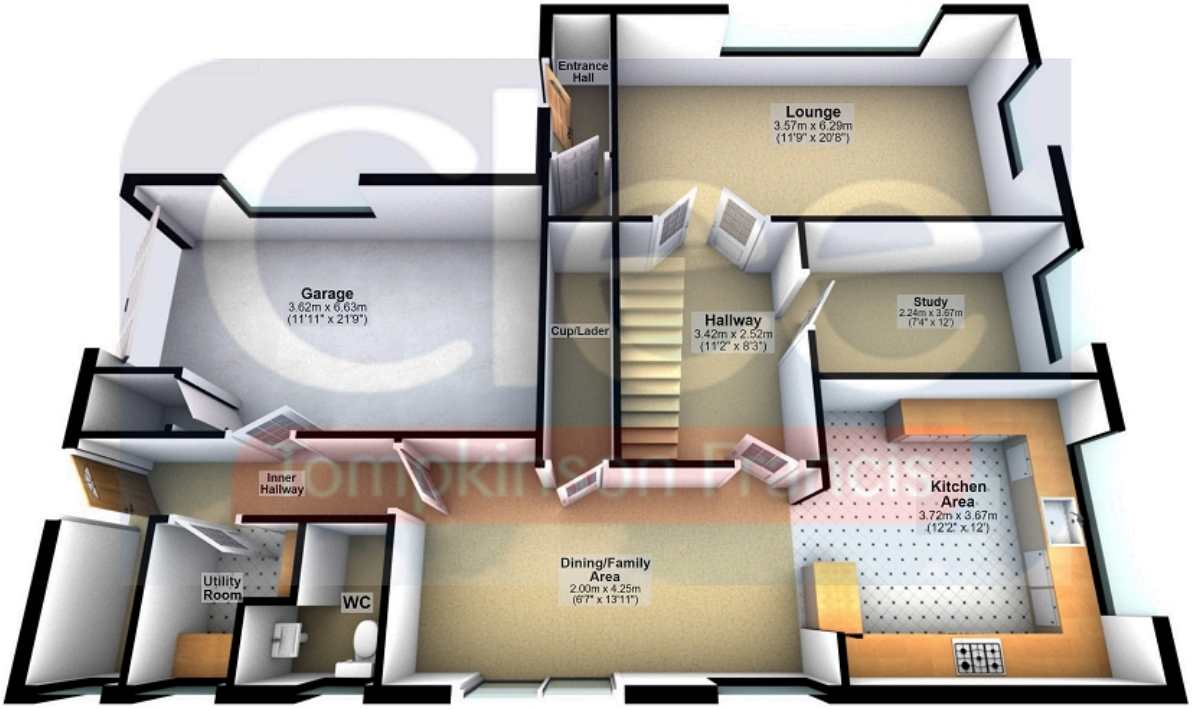

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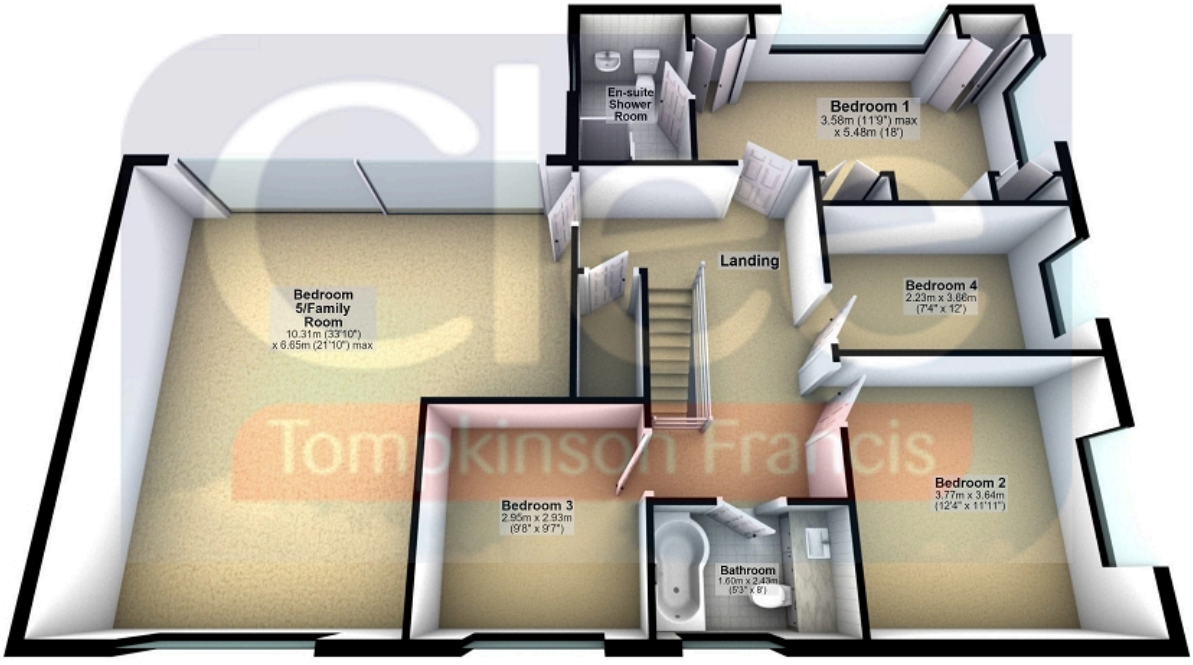



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Ground Floor



First Floor



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