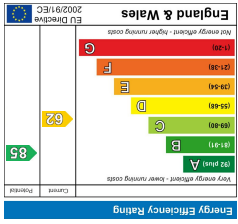


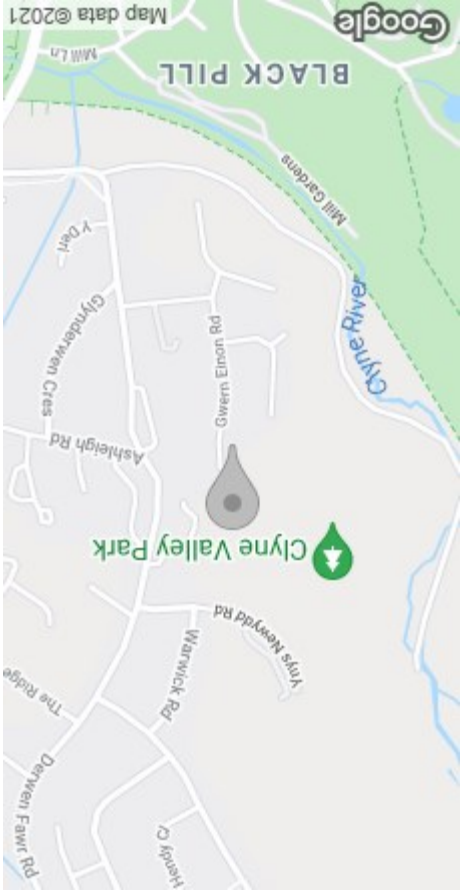


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

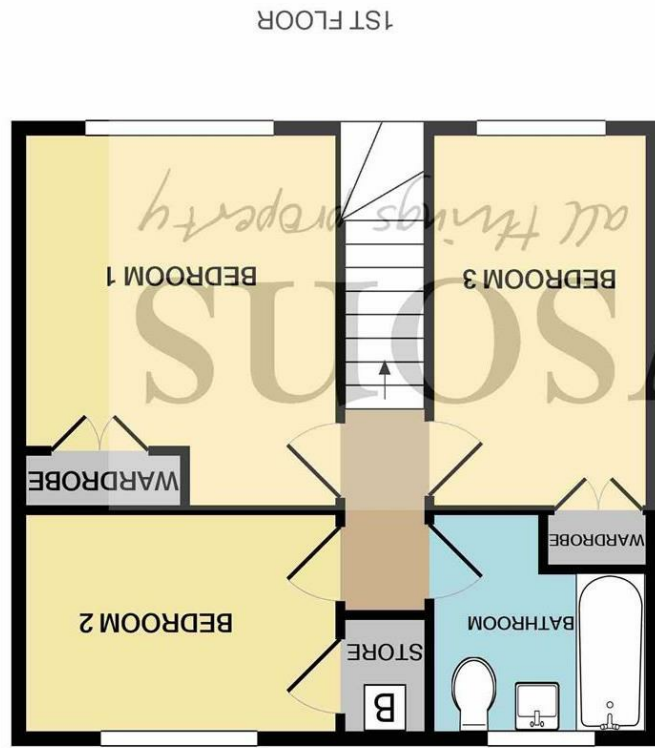
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



61 Gwerneinon Road
 Derwen Fawr, Swansea, SA2 8EW
 Asking Price £255,000



GENERAL INFORMATION

Boasting a desirable and sought after cul de sac location within the distinguished area of Derwen Fawr this well proportioned semi detached property offers lounge, kitchen and dining room to the ground floor and three double bedrooms and a bathroom to the first floor. Enjoying an impressively spacious laid to lawn garden backing onto Clyne woods offering great potential to landscape. Benefits include Upvc d/g, gas c/h, driveway parking leading to car port and handy built in storage space. An ideal family home within good school catchment areas. Within easy access of Sketty, Singleton hospital, Swansea University, Mumbles, Clyne woods and the sea front. EPC - D.

FULL DESCRIPTION

Ground Floor

Entrance

Enter via Upvc double glazed obscured stained glass panel door into:

Hallway

Upvc double glazed obscured stained glass window to front, staircase to first floor, radiator, door into:

Lounge

20'6" (max) x 10'8" (max) (6.249 (max) x 3.254 (max))

Upvc double glazed windows to front and rear enjoying pleasant garden outlooks, inset ceiling spotlights, radiator, wood effect flooring, door into:



Kitchen

10'4" x 7'10" (3.157 x 2.397)

Fitted with a range of wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, built in electric oven, set in four ring gas hob, plumbed for washing machine, Upvc double glazed window to rear boasting a beautiful woodland outlook, under stairs storage space, ceramic wall tiles, Upvc double glazed obscured glass panel door to side, radiator, ceramic floor tiles, door into:

Dining Room

15'0" x 7'2" (4.591 x 2.206)

Upvc double glazed windows to front and side, radiator, wood effect flooring.

First Floor

Landing

Loft hatch, doors off to:

Bedroom One

10'10" (min) x 10'8" (max) (3.311 (min) x 3.273 (max))

Upvc double glazed window to front, built in wardrobe, radiator.

Bedroom Two

11'5" (max) x 7'5" (max) (3.497 (max) x 2.278 (max))

Upvc double glazed window to rear offering a pleasant woodland outlook, built in cupboard housing wall mounted gas boiler, radiator.

Bedroom Three

12'5" x 7'4" (3.786 x 2.248)

Upvc double glazed window to front, built in wardrobe, radiator.

Bathroom

7'3" x 5'6" (2.210 x 1.694)

Modern three piece suite comprising

low level WC, vanity unit wash hand basin and set in bath with mixer shower over, inset ceiling spotlights, Upvc double glazed obscured glass window to rear, contemporary ceramic wall tiles, wall mounted vertical radiator, ceramic floor tiles.

External

Front

Open access onto driveway leading to car port and side access to rear garden. Laid to lawn front garden with a variety of shrubs and bushes.

Rear

An impressively spacious laid to lawn rear garden backing on to Clyne woods with an abundance of mature trees and shrubs offering great potential to landscape.