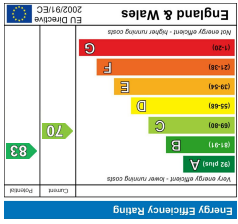
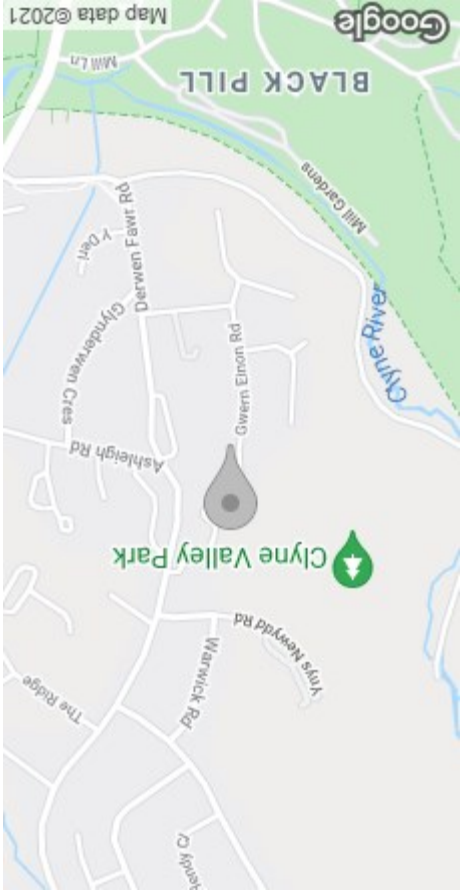


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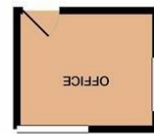
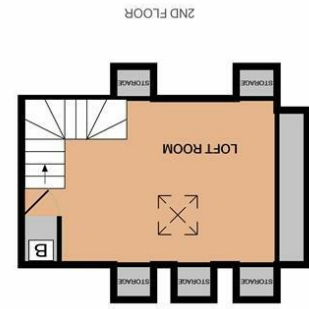


EPC



AREA MAP

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 misstatement. The plan is to be used as a guide only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been checked and no guarantee as to their operation or efficacy can be given. Made with PlanSpace (2021)



FLOOR PLAN



44 Gwerneinon Road
 Derwen Fawr, Swansea, SA2 8EW
 Asking Price £310,000



GENERAL INFORMATION

A fantastic opportunity to acquire this beautifully presented and well maintained semi detached property situated within a quiet cul de sac location within the distinguished area of Derwen Fawr. This spacious family home is arranged over three floors and comprises to the ground floor porch, welcoming hallway, cloakroom, sizeable lounge, dining room with sliding door out to garden and a pleasant kitchen/breakfast room. The first floor enjoys three bedrooms, bathroom and a staircase leading to a handy loft room with an excellent amount of built in storage. This light and airy home benefits from Upvc d/g, gas c/h, driveway parking, car port and a handy converted external office room. Boasting an impressive enclosed rear garden with an abundance of attractive mature shrubs, trees and bushes along with seating areas. Within easy access of Sketty, Mumbles, Clyne woods, Singleton hospital, Swansea University and the sea front. Internal viewing advised to appreciate this lovely home.
EPC - C.

FULL DESCRIPTION

Ground floor

Entrance

Enter via Upvc double glazed obscured glass French doors into:

Porch

8'5" x 2'2" (2.578 x 0.664)

Upvc double glazed obscured glass windows to front and sides, ceramic floor tiles, wooden glass panel door into:

Hallway

Light and airy entrance hallway, obscured window to front and Upvc double glazed window to side, staircase to first floor, radiator with Churchill wood surround, doors leading off to:

Cloakroom

4'4" x 3'1" (1.343 x 0.961m)

Two piece suite comprising low level WC and wash hand basin with ceramic splash back tiles, under stairs storage cupboard, radiator.

Lounge

24'3" (max) x 13'0" (max) (7.400 (max) x 3.972 (max))

An impressively spacious lounge with a Upvc double glazed window to front enjoying a pleasant garden outlook, coving, set in coal effect gas fire with travertine marble hearth and backdrop with wood surround, contemporary vertical radiator, door into kitchen, radiator with Churchill wood surround, door into:

Dining Room

12'8" x 9'5" (3.88m x 2.872)

Upvc double glazed window and sliding glass panel door to rear leading out to garden boasting an attractive leafy green outlook, radiator.



Kitchen/Breakfast Room

18'9" (max) x 8'11" (max) (5.736 (max) x 2.742 (max))

Fitted with a range of wooden wall and base units incorporating granite work surface over, set in stainless steel 1/2 bowl sink and drainer with mixer tap, gas cooker point with extractor hood over, plumbed for washing machine and dishwasher, Upvc double glazed window to side and rear, enjoying a pleasant garden outlook, ceramic wall tiles, built in pantry, Upvc double glazed obscured glass panel door to side leading out to driveway, contemporary wall mounted vertical radiator, wood effect flooring.

First floor

Landing

Bright landing area with a Upvc double glazed window to side, staircase leading up to loft room, doors off to:

Bedroom One

12'1" (min) x 11'0" (max) (3.701 (min) x 3.354 (max))

Upvc double glazed window to front enjoying a pleasant wooded outlook over Clyne woods, built in wardrobes offering great storage space, radiator.

Bedroom Two

10'11" x 9'11" (3.345 x 3.036)

Upvc double glazed window to rear offering an attractive garden view outlook, built in wardrobes offering ample storage space, radiator.

Bedroom Three

8'5" (max) x 6'6" (min) (2.583 (max) x 1.986 (min))

Upvc double glazed window to front enjoying a pleasant woodland outlook over Clyne woods, radiator.

Bathroom

6'4" x 6'3" (1.945 x 1.913)

Three piece suite comprising low level wc, pedestal wash hand basin and set in bath with electric shower over, Upvc double glazed obscured glass window to rear, ceramic wall tiles, wall mounted towel radiator, ceramic floor tiles.

Second floor

Loft Room

18'0" x 11'4" (5.497 x 3.465)

Handy loft room space with a double glazed velux window to rear enjoying an open aspect toward Swansea Bay, providing superb storage space offering a variety of built in cupboards and wardrobe space along with a cupboard housing wall mounted 'Worcester' combination boiler.

External

Front

Open access onto driveway providing great off road parking, carport and access to office to rear. Pleasant laid to lawn area with mature bushes. Gated side access to rear garden.

Office

15'2" x 7'9" (4.637 x 2.375)

Converted office space complete with lighting, phone line connection and electrics offering great versatility and additional storage.

Rear

A beautiful laid to lawn enclosed rear garden offering an abundance of attractive mature shrubs, trees and bushes. Pleasant patio seating areas, external tap and storage sheds.

