



## 18 Millfield Close, Derwen Fawr, Swansea, SA2 8BD

Detached family home situated in the prime location of Derwen Fawr. Set in a cul de sac, the property is superbly located for Singleton Hospital and Swansea University. Four bedrooms, all with fitted wardrobes, lounge to front aspect, dining room, fitted kitchen/breakfast room, conservatory and utility room. uPVC double glazing and gas central heating. Driveway parking with garage and a level enclosed lawned rear garden. Olchfa school catchment. Viewing of this lovely property is advised.  
EPC = D.

**Asking Price £364,950**

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## GROUND FLOOR

### ENTRANCE PORCH

Enter via uPVC leaded light entrance door with further glazed panel door to:-

### HALLWAY

Stairs to first floor, understairs storage cupboard, built in storage cupboard, radiator.

### LOUNGE 6.046m into window c 4.184m (19'10" into window c13'9")

Leaded light uPVC double glazed window to front, coving, feature fireplace with coal effect electric fire, radiator, glazed panel doors to:-

### DINING ROOM 4.180m x 2.991m (13'9" x 9'10")

UPVC double glazed sliding doors to conservatory, radiator.

### CONSERVATORY 3.935m into window x x 3.059m (12'11" into window x x 10'0")

UPVC double glazed window with double doors to patio.

### KITCHEN/BREAKFAST ROOM 4.671m x 3.188m (15'4" x 10'6")

Fitted with a range of matching wall and base units incorporating work preparation surface, partial tiling, stainless steel sink and drainer, extractor fan, space for fridge freezer, tiled floor, two uPVC double glazed windows to rear overlooking lawned garden, coving, radiator.

### UTILITY ROOM

Range of fitted wall and base units, stainless steel sink unit and drainer, plumbed for automatic washing machine, wall mounted Worcester central heating boiler, tiled floor, radiator, uPVC double glazed external door and window to rear.

## FIRST FLOOR

### LANDING

UPVC double glazed side window, loft access, cupboard, radiator.

### BEDROOM 1 4.269m x 3.656m max (14'0" x 12'0" max)

UPVC double glazed window to rear aspect, fitted and built in wardrobes, radiator.

### BEDROOM 2 4.021m x 2.400m (13'2" x 7'10")

UPVC double glazed window to front, fitted wardrobes, radiator.

### BEDROOM 3 3.418m from wardrobe x 2.405m (11'3" from wardrobe x 7'11")

UPVC double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM 4 3.095m x 1.877m from wardrobe (10'2" x 6'2" from wardrobe)

UPVC double glazed leaded light window to front, fitted wardrobes, radiator.

## BATHROOM

Four piece suite comprising corner bath, low level w.c., pedestal wash hand basin and shower cubicle, tiled walls, frosted uPVC double glazed side window.

## EXTERNAL

### FRONT

Driveway parking leading to garage with laid to lawn garden.

### REAR

Enclosed level lawned garden with patio.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.