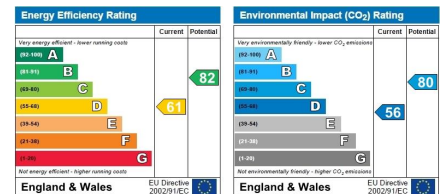




## 12 Bryn Derwen, Sketty SA2 9GX

**Offers in the region of £254,950**

Modern Well Presented Detached Home  
Popular & Sought After Location  
Driveway & Gardens  
EPC D 61



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## DESCRIPTION

An extremely well presented modern executive style detached family home located in a small cul de sac on this popular residential estate. The property is conveniently situated for all the local amenities of both Tycoch and Sketty and is in a good catchment area for primary and secondary schools. The property offers bright accommodation and benefits from a pleasant kitchen/breakfast room, a useful utility room and a beautiful rear garden. In our opinion early viewing comes highly recommended. EPC D61.

## HALLWAY

Entered via double glazed front door, wood effect laminate flooring, radiator. Doors off to :

## CLOAKROOM

Two piece suite comprising wash hand basin inset in vanity unit and low level w.c. Tiled splashback, wood effect laminate flooring.

## LOUNGE

20'0 into bay x 11'3 (6.10m into bay x 3.43m)  
Double glazed bay window to front, coved ceiling. Feature fireplace and hearth with inset fire.. French doors to :

## DINING ROOM

12'0 x 9'2 (3.66m x 2.79m)  
Double glazed patio doors to garden.

## KITCHEN/BREAKFAST ROOM

16'6 widest x 11'9 max L Shaped (0.41m widest x Fitted with a range of base, wall and display units with worktop over and tiled splashback. 1 ½ bowl stainless steel sink, plumbing for dishwasher. Built in double oven, 4 ring gas hob and integrated hood

over. Double glazed patio doors to garden. Door to :

## UTILITY ROOM

8'0 x 7'8 (2.44m x 2.34m)  
Stainless steel sink, wall mounted boiler, plumbing for washing machine and fridge freezer space. Loft access. Door to garage.

## FIRST FLOOR LANDING

Double glazed window to side, airing cupboard housing hot water tank. Doors off to :

## BEDROOM 1

11'3 x 11'2 (3.43m x 3.40m)  
Fitted with a range of built in furniture comprising wardrobes, bedside cabinets and chest of drawers. Wood effect laminate flooring, double glazed window to rear. Door to :

## EN SUITE SHOWER ROOM

Three piece suite comprising wash hand basin inset in vanity unit, shower cubicle and low level w.c.

## BEDROOM 2

10'0 x 9'9 (3.05m x 2.97m)  
Double glazed window to front.

## BEDROOM 3

9'9 x 7'6 (2.97m x 2.29m)  
Double glazed window to front.

## BEDROOM 4

8'2 x 6'6 (2.49m x 1.98m)  
Currently used as a study. Double glazed window to rear.

## BATHROOM

Three piece suite comprising panel bath, wash hand basin and low level w.c. Tiled walls, and down lighters.

## EXTERNALLY

To the front of the property is a small neat lawn and a driveway providing parking for two cars and leading to the attached garage which has an up and over door.

The rear garden is a good sized and has a paved patio area and is laid to lawn. There are mature flower beds, shrubs and bushes.

## SERVICES

We are advised that mains services are connected.

## VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our office in Sketty proceed to the traffic lights and turn right onto Vivian Road. Proceed up the hill and at the roundabout turn left onto Tycoch Road, continue on this road until the traffic lights at Tycoch Square and turn right onto Carnglas Road. At the mini roundabout take the second exit onto Llwyn Mawr Road and right at the next mini-roundabout. Follow the road and at the next mini-roundabout turn right into Ffordd Aneurin Bevan then second left into Bryn Derwen where the property will be found on the right-hand side in a small cul de sac identified by our for sale board.