

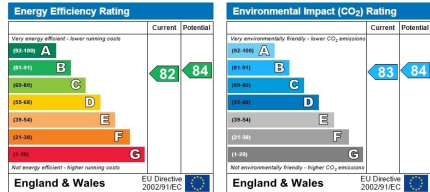


1 Y Deri, Derwen Fawr, Sketty SA2 8ET

Offers in the region of £480,000

Beautifully Presented Detached Modern Family Home

Immaculately Presented Throughout
Kitchen/Breakfast Room
Double En Suite Facilities
EER B82



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LD/BT/68352/060319

DESCRIPTION

An impressive and immaculately presented detached property situated in a pleasant cul-de-sac on this modern development. The property is conveniently located for all local amenities and is in a good catchment area for both primary and secondary schools. Swansea city centre and Swansea University along with it's new bay campus are just a short drive away along with the beaches and the coastal walks of South Gower. The accommodation, which is arranged over three floors, boasts open aspect sea views to the front, double en suite facilities, a bright and spacious kitchen/breakfast room and beautifully maintained enclosed rear garden. Viewing of this lovely family home is highly recommended. EER B82

HALLWAY

Entered via double-glazed front door, high gloss floor, understairs storage cupboard, stairs leading to first floor, doors to:

LOUNGE

19'2 x 11'1 (5.84m x 3.38m)
Double-glazed bay window to front, double-glazed French doors leading onto the rear garden.

DINING ROOM/PLAYROOM

10'8 x 10'4 (3.25m x 3.15m)
Double-glazed window to front.

KITCHEN/BREAKFAST ROOM

15'8 x 8'4 increasing to 16'9 (4.78m x 2.54m increasing to Spacious "L" shaped room with a good range of wall and base units in cream gloss finish with coordinating work surfaces, 4 ring gas hob and electric oven, integrated fridge freezer, washing machine and dishwasher and vent for tumble dryer, spotlights, high gloss floor tiles, double-glazed window to rear, double-glazed French doors leading to the

rear garden.

CLOAKROOM

Two piece suite comprising wash hand basin, low level WC, half tiled walls, ceiling spotlights, high gloss floor tiles.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

14'6 (into recess) x 10'4 (4.42m (into recess) x 3.15m)
Double-glazed window to front, door to:

EN SUITE SHOWER ROOM

Three piece suite in white comprising walk-in shower cubicle, wash hand basin, low level WC, half tiled walls, high gloss floor tiles, double-glazed window to rear.

BEDROOM 2

17'11'2 x 11'2 (5.18m x 3.40m)
Fitted wardrobes, double-glazed window to front, door to:

EN SUITE BATHROOM

Three piece suite in white comprising panel bath, wash hand basin, low level WC, part tiled walls, high gloss floor tiles, double-glazed window to rear.

BEDROOM 5

7'5 x 6'8 (2.26m x 2.03m)
Currently used as a study, double-glazed window to front.

SECOND FLOOR LANDING

Airing cupboard, Keylite roof window, doors to:

BEDROOM 4

19'2 x 10'4 (5.84m x 3.15m)
Double-glazed window to rear, double-glazed floor to ceiling window to front with open aspect views.

BEDROOM 5

19'2 x 11'2 (5.84m x 3.40m)
Double-glazed window to rear, double-glazed floor to ceiling window to front with open aspect views.

FAMILY BATHROOM

8'3'5'5 x 6'9 (2.51m x 2.06m)

Three piece suite comprising panel bath, wash hand basin, low level WC, part tiled walls, high gloss tiled floor, spotlights, Keylite roof window.

EXTERNALLY

To the front and side of the property is driveway parking for approximately 3 vehicles and a single semi-detached **GARAGE**. The property is accessed via shared steps leading to a pretty frontage laid to chippings with shrubs and enclosed with feature wrought iron railings. The rear garden benefits from a large decked seating area, tiered natural stone beds with steps leading to the lawn. There is a further level laid to astroturf lawn.

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 left onto Dillwyn Road. At the next set of traffic lights turn left and at the mini-roundabout take the second exit onto Derwen Fawr Road. Continue on Derwen Fawr Road passing the Bible College of Wales on your left and after passing Glynderwen Crescent take the next left into Y Deri where the property is located on the left-hand side.