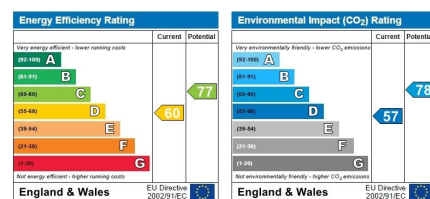




**9 Royal Oak Road,
Derwen Fawr SA2 8ES**

Offers in the region of £249,950

**Beautifully Presented First Floor Apartment
Immaculate Accommodation
Desirable & Sought After Location
Car Port & Driveway Parking
EER D60**



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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A beautifully presented first floor apartment located on the edge of woodland with lovely woodland views. The property which is a Ronald Edmunds build, is set in this most desirable residential area of Derwen Fawr located within easy access of Singleton Hospital and Swansea University with it's new bay campus. South Gower with it's many beaches and coastal walks and the village of Mumbles are just a short drive away.

The property offers immaculate accommodation with a lovely light and bright aspect and benefits from a modern fitted kitchen, a spacious 20' lounge/dining room and two double bedrooms. Unusually for an apartment there is a very pleasant enclosed rear garden, a car port and driveway providing parking for two vehicles.

In our opinion this property would appeal to young professionals, families or those looking to downsize, and internal viewing is essential to fully appreciate this lovely property.

EER D60.

HALLWAY

Entered via double glazed front door, stairs leading to the first floor.

KITCHEN

13' x 10'6 (3.96m x 3.20m) Modern fitted kitchen with a good range of wall and base units in white with co-ordinating wood effect work surfaces. integrated four ring gas hob, integrated eye level microwave and electric oven, integrated

fridge freezer, and a integrated washer/dryer. Brick effect tiled splashbacks, ceiling coving. Double glazed window to rear.

LOUNGE/DINING ROOM

20' x 14'9 (6.10m x 4.50m) Spacious room with double aspect windows to both front and side with lovely open aspect woodland views, and allowing the light to flood in. Wood effect flooring and ceiling coving. Door to;

BEDROOM 1

11'9 x 10'6 (3.58m x 3.20m) Another lovely light room with modern fitted wardrobes and double glazed window to the side with woodland views.

BEDROOM 2

12'3 x 11'8 (3.73m x 3.56m) Modern fitted bedroom furniture in white gloss finish, storage cupboard and double glazed window to front.

BATHROOM

8'6 x 5'7 (2.59m x 1.70m) Fitted with a three piece suite in white with large walk-in 'wet room' style shower with glass shower screen and 'sparkle' Respertex style wall covering, panel bath and contemporary wash hand basin. Wall mounted heated towel rail, fully tiled walls and non slip flooring. Double glazed window to rear.

W.C.

W.C., half tiled walls and double glazed window to rear.

EXTERNALLY

To the front of the property is a driveway leading to the car port and providing off road parking for two

vehicles. There is a very pleasant enclosed patio garden which has a lovely woodland feel. Brick built storage shed.

SERVICES

We are advised that all 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 proceed to the mini roundabout taking the 2nd exit onto Derwen Fawr Road. Proceed along Derwen Fawr Road passing The Bible College of Wales on your left hand side, take the next right onto Gwerneinon Road, turn right at the top of the road and take the first turning on the right proceed down the road where the property is located on the left hand side identified by our For Sale board.