



7 Ocean View Close, Derwen Fawr, Swansea, SA2 8EP

A unique & rare opportunity to acquire this beautifully presented & well maintained detached bungalow situated within a quiet & sought after cul de sac location within the distinguished area of Derwen Fawr. Boasting an impressive laid to laid rear garden backing onto woodland offering some partial sea views & an abundance of attractive shrubs & bushes with delightful patio seating areas. This bright & airy home comprises welcoming hallway, lounge, stylish kitchen/breakfast room, sitting room, superb conservatory/dining room, three bedrooms & a contemporary bathroom. Benefits include Upvc d/ g, gas c/h, ample built in storage, fantastic boarded attic space, driveway & garage. Within good school catchment areas. Enjoying easy access to the sea front & promenade, a regular bus service, Singleton hospital, Swansea University, Sketty & Mumbles. No upward chain involved. Internal viewing advised to appreciate this splendid home. EPC = D.

Asking Price £399,950

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ENTRANCE

Entered via leaded double glazed entrance door. Radiator to the side and Light Oak wood-grained composition flooring. Neat, functioning Intruder Alarm panel situated alongside the entrance. BT socket. High Speed Virgin Broadband and TiVo television. Access to fully boarded attic room storage area via retractable loft ladder.

LIVING ROOM 14' 4" x 12' 11" (4.27m 0.10m x 3.66m 0.28m)

Leaded double glazed window to rear offering a view via the conservatory onto the Clyne Woods. Large double radiator. Electric flame effect fire within fitted light oak wooden surround. Wall lights. Virgin telephone and TV loft aerial point, Virgin Cable broadband and TV and Satellite point.

SITTING ROOM 9' 10" x 9' 2" (2.74m 0.25m x 2.74m 0.05m)

Leading directly into the conservatory and the rear garden via double conservatory doors and offering views over Clyne Woods. Double Radiator. Serving hatch to kitchen. TV aerial point. Balterio Light Oak Wood-grained continuing into and throughout the conservatory

CONSERVATORY AND DINING AREA (P Shaped) 20' 4" to 13' 9" - 9' 11" ((PShaped) 65'7" 13'1" to 42'8" 29'6" -29'6" 36'1")

Installed by Anglian. Fully Double Glazed with Pilkington K energy glass and heat and light reflecting glass sola roof with Sanderson Cassette Blinds to all windows. Remote controlled ceiling fan with built in light and wall lights. Four double power points and thermostatically controlled electric wall heating fitted to the dwarf wall.

Inserted room

FULLY FITTED KITCHEN/BREAKFAST ROOM 12' 9" x 9' 10" (3.66m 0.23m x 2.74m 0.25m)

Double glazed window and door to the side. Modern Ivory kitchen installed by Leekes. Comprises several base and wall units including a glazed double display cabinet, stainless steel sink and drainer, Siemens Electric Induction hob with externally ducted extractor hood. Integrated fan assisted multi-function oven, integrated combination microwave and pull out larder, integrated 1600 spin automatic washing machine and Integrated fridge-freezer. Vaillant gas condensing combination boiler situated behind a cabinet door. Ceramic tile flooring and fully tiled walls to coved ceiling. Fitted all round Corian work top surfaces illuminated with dimmable LED under cupboard lighting, extended to a matching Corian breakfast bar. TV aerial point. The central heating supplies new pipework and thermostatic radiators throughout the property in 2010 updating the original inefficient single pipe system. External water tap.

BEDROOM 1 13' 4" x 11' 9" (3.96m 0.10m x 3.35m 0.23m)

Double glazed window to front. Double radiator. Extensive range of light oak built-in wardrobes and cupboards incorporating storage shelving, overhead storage and bedside units. TV and Virgin telephone point. King size bed space.

BEDROOM 2 11' 2" x 10' 0" (3.35m 0.05m x 3.05m 0.00m)

Double glazed window to front. Radiator. Built-in wardrobe in white with overhead cupboards. Virgin telephone point.

BEDROOM 3 9' 2" x 6' 1" (2.74m 0.05m x 1.83m 0.03m)

Currently used as a study with a light oak desk unit. Leaded double glazed window to side. Wall shelving. Radiator and TV and Virgin Media telephone point.

BATHROOM 2.348m x 1.791m (7'9" x 5'10")

Double glazed window to side. Three piece white suite comprising close coupled WC, wash hand basin set into white vanity unit with storage under and white panelled bath with Mira Built-In power shower and splash panel over. Stainless steel mixer taps to basin and bath. Heated towel rail. Walls tiled full height onto coved ceiling. Illuminated and heated vanity mirror and separate shaver point.

ATTIC SPACE 38' 3" x 11' 3" at floor level. (11.58m 0.08m x 3.35m 0.08m at floor level.)

Double glazed roof light to the side aspect and small double glazed window to the rear. The space is clean, boarded and has power sockets and lighting. This area provides a very useful, large storage space. The loft aerial situated in the crawl space is connected to a signal booster for the various TV points in the property.

EXTERNAL

FRONT

The front is professionally asphalted and incorporates a driveway. This area provides off-road parking for several vehicles and extends to a single integrated garage on the side of the property.

INTEGRATED GARAGE 4.542m x 2.636m (14'11" x 8'8")

Entered via 'up and over' door. Double glazed window and door to rear. Power, lighting and water.

REAR

To the South facing rear there is a large natural stone patio which extends to a very private level, lawned top garden with well-maintained flower borders at the perimeter. Beyond this is a further gently sloping lawned area which extends to the property boundary marked by a row of shrubs to the Clyne Woods with partial views over Swansea Bay and superb views of the woodland below.

DIRECTIONS:-

From our Sketty office proceed down Gower Rd turning right onto De La Beche Rd, and at junction turn left onto Sketty Park Road, at mini round about take second exit onto Derwen Fawr Rd, continue along this road and take third left onto Gwerneinon Road, and at junction turn left, then turn right onto Ocean View, property can be found on your left hand side.

TENURE: Freehold

COUNCIL TAX: F

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.