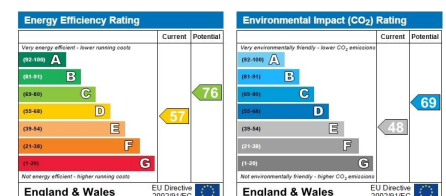




**112 Derwen Fawr Road,
Derwen Fawr, Sketty SA2 8DP**

Offers in the region of £340,000

**Traditional Semi-Detached Family Home
Three Reception Rooms
Highly Desirable Location
Detached Garage
EER D57**



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DESCRIPTION

A traditional semi detached property situated in this highly desirable location, convenient for all local amenities. The property is within walking distance of Singleton Hospital and Swansea University, it is in a good catchment area for both primary and secondary schools and the beaches and coastal walks of South Gower are just a short drive away, as is the new University bay campus.

The property, which offers bright accommodation, benefits from three reception rooms, very pleasant front and rear gardens, a detached garage plus additional off road parking, and would make a lovely family home.

There is security lighting to both the front and rear of the property and a burglar alarm.

EER D57

ENTRANCE HALLWAY

Access via hardwood front door positioned to the side of the property. Stairs leading to first floor with understair storage cupboard. Ceiling coving. Doors to;

LOUNGE

16'3 (into bay) x 11'9 (4.95m (into bay) x 3.58m) Lovely large double glazed bay window to front. Fireplace with tiled hearth and electric fire, ceiling coving.

DINING ROOM

14'4 x 11' (4.37m x 3.35m) Feature ornate fireplace housing gas/open fire. Double glazed french doors leading to the front, ceiling

coving.

KITCHEN

11'4 x 9' (3.45m x 2.74m) Fitted with a range of wall and base units with co-ordinating work surfaces. Plumbing for washing machine and dishwasher, built in storage cupboard and ceramic tiled floor. Double glazed window to rear and external door giving side access.

SITTING ROOM

13'6 x 9'8 (4.11m x 2.95m) A cosy room with electric fire set in brick effect fireplace. Ceiling coving and double glazed window to rear.

FIRST FLOOR LANDING

Large feature leaded glass window. Picture rail.

BEDROOM 1

16'3 (into bay) x 10'2 (4.95m (into bay) x 3.10m) Lovely bright spacious bedroom with fitted mirrored wardrobes. Large double glazed bay window to front, ceiling coving.

BEDROOM 2

14'8 x 11'8 (into recess) (4.47m x 3.56m (into) Another bright room with double glazed french doors leading onto a balcony. Ceiling coving and built in storage cupboard.

BEDROOM 3

11' x 10'1 (3.35m x 3.07m) Two fitted cupboards, one housing the wall mounted Ideal Combi boiler which was installed in 2016 and is serviced annually. Ceiling coving, double glazed window to rear.

BATHROOM

10'7 x 5'7 (3.23m x 1.70m) Three piece suite comprising panel bath, wash hand basin inset in storage unit and low level

w.c. Built in airing cupboard, part tiled walls, ceramic tiled floor and two double glazed windows to rear.

EXTERNALLY

To the front of the property is a lovely established garden with an abundance of mature plants, perennials and shrubs. To the rear is another lovely mature garden with a pond, summer house, greenhouse and apple tree. A rear gate leads to the detached garage and parking area which are accessed from a rear lane off Cherry Grove.

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 onto Sketty Park Road and follow the road to the mini roundabout. Take the second exit off onto Derwen Fawr Road, continue along where the property is located on the right hand side.