



## 161 Derwen Fawr Road, Derwen Fawr, Swansea, SA2 8ED

A superb opportunity to acquire this unique & surprisingly spacious & versatile extended four bedroom detached bungalow boasting beautiful far reaching sea views, situated within the highly sought & after area of Derwen Fawr enjoying easy access to the sea front, Sketty, Mumbles, Singleton hospital & Swansea Uni. This light & airy home is arranged over two levels & comprises to the g/f welcoming entrance hallway, lounge with bi folding doors into formal dining room with access out on to sun balcony, impressive kitchen/diner, utility room, sitting/playroom, bedroom & bathroom. The f/f enjoys a bright landing area leading to a further three bedrooms, one with a dressing room & Ensuite & a family bathroom. Benefits include Upvc d/g, gas c/h, ample storage space, driveway, large garage offering parking for two vehicles & a driveway. Enjoying attractive mature gardens. Ideal family home within good school catchments. Internal viewing advised. EPC = D.

**Asking Price £515,000**

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## ENTRANCE

Enter via Upvc double glazed frosted glass panel door into:

## HALLWAY

Light and welcoming entrance hallway, Upvc double glazed obscured glass window to front, staircase to first floor, radiator, wood effect flooring, doors off to:

## LOUNGE 4.883m x 3.719m (16'0" x 12'2")

Upvc double glazed windows and door to rear leading out to garden enjoying a pleasant far reaching sea view outlook, coving, picture rail, wooden glass panel bi folding doors into dining room, radiator, solid wood floorboards.

## DINING ROOM 5.865m max into bay x 3.144m min (19'3" max into bay x 10'4" min)

Upvc double glazed bay window to rear boasting an attractive leafy green outlook over garden, Upvc double glazed glass panel door to rear opening out onto balcony, coving, built in storage cupboard, wooden glass panel bi folding doors into lounge, radiator, solid wood floorboards.

## KITCHEN/DINING ROOM 5.848m x 4.312m (19'2" x 14'2")

Spacious kitchen/dining room fitted with a range of neutral wall and base units incorporating granite work surface over, built in electric stainless steel Hotpoint' oven and grill, set in matching four ring AEG' five tong gad hob with extractor hood over, plumbed for dishwasher, Upvc double glazed windows to front and side, inset ceiling spotlights, coving, picture rail, radiator, slate flooring to kitchen area and solid wood floorboards to dining area, door into:

## UTILITY ROOM 2.590m x 1.112m (8'6" x 3'8")

Upvc double glazed obscured glass panel door to front leading out to driveway, Upvc double glazed window to rear, working surface over, plumber for washing machine, radiator, slate flooring.

## SITTING/PLAY ROOM 5.540m x 3.419m (18'2" x 11'3")

Upvc double glazed bay window to rear offering a pleasant far reaching sea view outlook, Upvc double glazed window to side overlooking garden, coving, picture rail, a variety of built in cupboards along with desk offering ample storage space, radiator, solid wood floorboards.

## BEDROOM 4 3.435m x 3.424m (11'3" x 11'3")

Upvc double glazed window to side enjoying an attractive garden view outlook, coving, picture rail, built in wardrobes offering handy storage space, radiator, solid wood floorboards.

## BATHROOM 3.161m x 1.757m (10'4" x 5'9")

White three piece suite comprising low level WC, pedestal wash hand basin, set in jacuzzi corner bath with mixer tap and electric shower over, inset ceiling spotlights, extractor fan, Upvc double glazed obscured glass window to front, ceramic wall tiles, wall mounted vertical towel radiator, ceramic floor tiles.

## FIRST FLOOR

## LANDING

Bright and airy landing area, Upvc double glazed velux window, doors off to:

## BEDROOM 1 5.412m x 3.399m (17'9" x 11'2")

Upvc double glazed window to rear boasting a fantastic far reaching sea view outlook over Swansea Bay, loft hatch, inset ceiling spotlighting, built in eaves storage cupboards, radiator, door into:

## DRESSING ROOM 3.829m x 2.952m (12'7" x 9'8")

Upvc double glazed velux window, inset ceiling spotlights, wall mounted Worcester' gas combination boiler, door into:

## EN SUITE 2.367m x 2.186m (7'9" x 7'2")

White modern three piece suite comprising low level WC, vanity unit wash hand basin with mixer, wall in double shower cubicle with mixer shower over, Upvc double glazed velux window, extractor fan, inset ceiling spotlights, ceramic wall tiles, wall mounted vertical towel radiator, neutral ceramic floor tiles.

## BEDROOM 2 4.235m max x 3.533m max (13'11" max x 11'7" max)

Upvc double glazed window to side enjoying an attractive leafy green outlook over garden, inset ceiling spotlights, handy built in wardrobes, eaves storage cupboard, radiator.

## BEDROOM 3 4.822m max x 2.333m min (15'10" max x 7'8" min)

Upvc double glazed window to rear offering a stunning far reaching sea view outlook toward Swansea Bay, inset ceiling spotlights, eaves storage cupboards, radiator.

## FAMILY BATHROOM 2.884m max x 2.595m max (9'5" max x 8'6" max)

White modern three piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, set in panelled bath with mixer tap and electric shower over, inset ceiling spotlights, extractor fan, Upvc double glazed obscured glass window to front, ceramic wall tiles, wall mounted vertical towel radiator, neutral ceramic floor tiles.

External

## EXTERNAL

## FRONT

Open access with pathway leading to entrance with attractive mature bushes, access on to driveway leading to garage, gated side access to rear garden.

## GARAGE 9.345m max x 3.955m max (30'8" max x 13'0" max)

Spacious garage with electric up and over door offering parking for two vehicles and ample storage space, lighting and electric power points.

## SIDE AND REAR

A deceptively good sized privately enclosed garden laid to lawn with an abundance of mature shrubs and bushes, pleasant patio areas, sun balcony and handy storage shed. External power point and two hose connections.

## DIRECTIONS:-

From our Sketty Showroom proceed down Gower Road to mini roundabout and turn right onto De la Beche Road and turn left at the T-junction onto Sketty Park Road. At the mini roundabout take the second exit onto Derwen Fawr Road. Follow the road along and the property can be found on the 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.