



**50 Derwen Fawr Road,  
Derwen Fawr, Sketty SA2 8AQ**

**Offers in the region of £429,950**

Spacious Semi-Detached Family Home  
Four Double Bedrooms  
Highly Desirable Location  
Double and Single Garage  
EER E48

## DESCRIPTION

A spacious 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 26" kitchen / diner, 19" lounge, utility room, cloakroom, four double bedrooms, en-suite and family bathroom.

The property also benefits from double glazing, sea views, a double and single garage, pleasant front and rear gardens and off road parking.

EER E48

## ENTRANCE HALL

Entered via double-glazed front door, tiled flooring, under stairs storage cupboard, stairs leading to first floor, doors to:

## UTILITY ROOM

Obscured double glazed window to rear. Tiled flooring. Space and plumbing for washing machine. Wall mounted combination boiler.

## CLOAKROOM

Obscured double glazed window to rear. Two piece suite comprising wash hand basin, low level WC, part tiled walls and tiled flooring.

## KITCHEN / DINER

26'4 x 12'0 (8.03m x 3.66m) Spacious room with a good range of wall and base units in cream gloss finish with granite work surfaces, 4 ring electric hob and electric oven, integrated fridge freezer and

dishwasher. Spotlights, double-glazed window to rear, double-glazed door leading to the rear garden. Ceiling to coving.

## LOUNGE

19'0 x 12' (5.79m x 3.66m) Double glazed window to front. Double glazed french doors to rear. Coving to ceiling.

## FIRST FLOOR LANDING

Double glazed window to front. Doors to:

## BEDROOM ONE

14'6 x 11'9 widest (4.42m x 3.58m widest) Double-glazed window to front, walk in wardrobe. Coving to ceiling. Door to:

## ENSUITE

Three piece suite comprising walk-in shower cubicle, wash hand basin, low level WC, part tiled walls and double glazed window to rear.

## BEDROOM TWO

13'8 x 9'2 (4.17m x 2.79m) Fitted wardrobes, double-glazed window to front. Coving to ceiling.

## BEDROOM THREE

12'3 x 8'9 (3.73m x 2.67m) Double-glazed window to front. Coving to ceiling.

## BATHROOM

10'9 x 9'0 widest (3.28m x 2.74m widest) Three piece suite comprising panelled bath with mixer tap, wash hand basin set in vanity unit, low level WC, tiled walls and floors.

## SECOND FLOOR LANDING

Storage cupboard, double glazed velux window. Doors to:

## BEDROOM FOUR

13'1 x 11'9 (3.99m x 3.58m) Double-glazed window to front with sea views and double glazed window to rear.

## W/C

Low level W/C, wash hand basin and extractor fan.

## EXTERNALLY

To the front of the property is a lovely established garden with an abundance of mature plant and shrubs with pedestrian side access to the enclosed rear garden. The rear garden benefits from a patio sitting area, lawned area and steps leading up to a double and single garage with power. There is also parking for several vehicles and an electric gate.

## 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

## FACEBOOK & TWITTER

Follow us on twitter  
@JohnFrancisSket or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

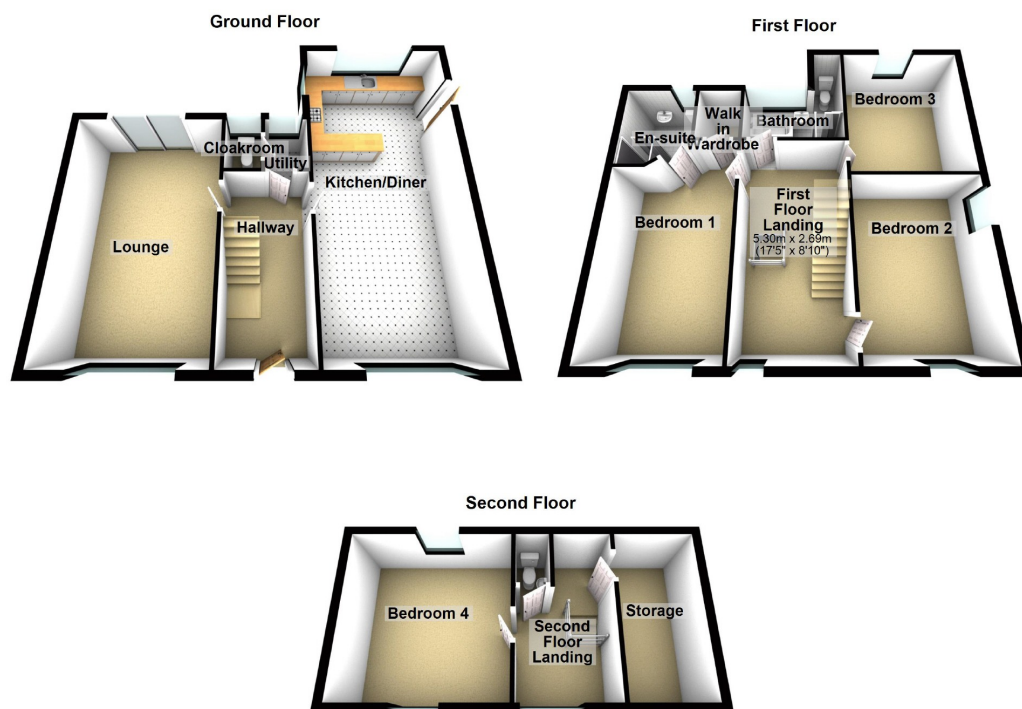
We are advised that the property is Freehold

## 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.

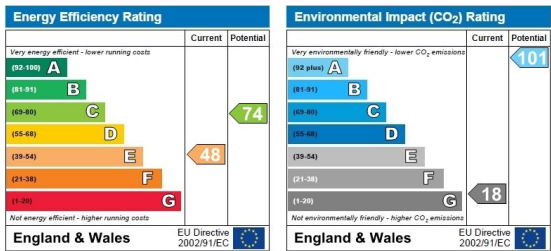
## DIRECTIONS

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.





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**John.**  
**Francis**