



166 Derlwyn, Dunvant, Swansea, SA2 7PF  
Offers In The Region Of £179,950

Located in the popular location of Derlwyn, close to amenities, well thought of primary schools and within walking distance to Olchfa Comprehensive, this three bedroom semi detached property has the potential to be the perfect family home. Briefly comprising: entrance hallway, kitchen, diner and living room to the ground floor and three bedrooms and bathroom room to the first floor. A fantastic additional summer house, perfect for those now working from home. Externally the property offers off road parking for several vehicles and to the rear is a patio and lawned area with mature trees and shrubs and garden shed. Viewing is highly recommended. EPC-D.

## Offers In The Region Of £179,950



### Ground Floor

The property is entered via a uPVC double glazed glass panel door with side panel window into:

#### Hallway

UPVC double glazed window to the front. Radiator. Stairs leading up to the first floor landing with under stairs storage. Doors into:

#### Kitchen 3.16m x 2.24m (10'4" x 7'4")

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink unit with drainer and mixer tap. Freezer and under counter fridge. Slot in gas cooker with four ring gas hob and extractor fan

over. Tiled walls and flooring. UPVC double glazed window to the side. UPVC double glazed obscure glass panel door and window to the rear. Door into:

#### Dining Room

Sliding patio door leading out onto to the rear garden. Radiator. Open through to:

#### Living Room 3.88m x 3.29m (12'9" x 10'10")

UPVC double glazed window to the front. Radiator. Feature fireplace housing a gas fire with remote control.

### First Floor

### Landing

UPVC double glazed window to the side. Doors into:

#### Bathroom 3.67m x 1.95m (12'0" x 6'5")

Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over. Radiator. Tiled walls. Vinyl flooring. UPVC double glazed obscure glass window to the rear.

#### Bedroom One 4.07m x 2.86m (13'4" x 9'5")

UPVC double glazed window to the front. Radiator. Fitted wardrobes.

#### Bedroom Two 3.30m x 3.01m (10'10" x 9'11")

UPVC double glazed window to the rear with views over the surrounding countryside and beyond. Radiator. Door to airing cupboard housing water tank.

#### Bedroom Three 3.14m x 1.99m (10'4" x 6'6")

UPVC double glazed window to the side. Radiator. Door to over stairs storage.

### Externally

#### Front

A gated driveway providing parking for several vehicles. A garden laid to lawn with mature shrub borders. Gated pedestrian access to:

#### Rear

A level, enclosed garden laid to lawn with mature hedges and shrubs and a wooden garden shed.

#### Summer House

A detached brick built building with uPVC double glazed glass panel door and window to the front and patio doors to the side. Ideal for working from home, this could provide a fantastic office space.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 298 014

