



Coed Celyn, 75 Derwen Fawr Road, Derwen Fawr, Swansea, SA2 8DR

A fantastic opportunity to acquire this substantial well-kept detached family home built in the 1920's boasting ample living space throughout and beautiful traditional features. This lovely home is situated within a great location within the distinguished area of Derwen Fawr offering easy access to Singleton hospital, Swansea University and the sea front. Comprising to the g/f light and welcoming entrance hallway, lounge, sitting room, kitchen/ breakfast room, dining room, utility room, cloakroom, rear porch and W.C. The f/f offers a pleasant landing area with a stunning stained glass feature window, four bedrooms, sizeable playroom offering potential to create an En-suite, family bath/shower room and W.C. Benefits include majority Upvc d/g, gas c/h and built in storage space. Boasting impressive level laid to lawn gardens with an abundance of attractive mature shrubs, trees and bushes along with a patio seating area. Benefits from two driveways offering ample off road parking along with a sizeable double garage. An ideal family home within good school catchments. Just a short journey from Sketty and Mumbles. Internal viewing advised to appreciate this spacious property. EPC RATING - D

Asking Price £599,000

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GROUND FLOOR

ENTRANCE

Enter via wooden obscured stained glass panel door into:

HALLWAY

Light and welcoming spacious entrance hallway, original wooden obscured stained glass window to side, plate rack, staircase to first floor, built in under stair storage cupboard, radiator, doors off to:

LOUNGE 4.969m x 4.257m (into bay) (16'4" x 14'0" (into bay))

Upvc double glazed bay window to side enjoying pleasant leafy green outlook over garden, two Upvc double glazed obscured glass windows to side, coving, picture rail, set in fire with ornate wood fire surround with marble hearth and backdrop, radiator.

SITTING ROOM 4.844m x 4.011m (into bay) (15'11" x 13'2" (into bay))

Upvc double glazed bay window to side boasting a peaceful garden view outlook, coving, plate rack, wall lights, log burning effect electric fire with ornate wood surround with marble hearth and backdrop, radiator.

CLOAKROOM 2.663m x 0.795m (8'9" x 2'7")

White modern two piece suite comprising low level WC and vanity unit wash hand basin with mixer tap, original wooden obscured stained glass window to side, wall light with shaving point, tiled effect vinyl floor covering.

UTILITY ROOM 2.948m x 2.594m (9'8" x 8'6")

Fitted with a range of wall base units with a set in stainless steel sink with double drainer, original wooden glazed windows to side with feature stained glass window, ceramic wall tiles, wall mounted 'Worcester' gas combination boiler, vinyl floor covering, door into:

REAR PORCH 2.016m x 1.589m (6'8" x 5'3")

Upvc double glazed obscured glass windows to side and rear, Upvc double glazed obscured glass panel door to rear leading out to garden, terracotta floor tiles, door into:

W.C 2.150m x 1.538m (7'1" x 5'1")

Two piece suite comprising low level WC and wall mounted wash hand basin, wooden obscured glass window into porch, terracotta floor tiles.

DINING ROOM 8.223m (max) x 2.727m (min) (27'0" (max) x 8'11" (min))

Upvc double glazed French doors to side opening out onto patio area, Upvc double glass panel door to rear leading out to garden, Upvc double glazed window to front enjoying a beautiful garden outlook, picture rail, wall lights, handy built in storage cupboard, two radiators, door into:

KITCHEN/BREAKFAST ROOM 4.880m x 2.949m (16'0" x 9'8")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 ½ bowl stainless steel sink and drainer with mixer tap, 'Rangemaster 110' gas cooker with matching extractor hood over, integrated fridge/freezer and dishwasher, built in wine rack, inset ceiling spotlights, coving, Upvc double glazed windows to sides, ceramic wall tiles, radiator, neutral floor tiles.

FIRST FLOOR

LANDING

Pleasant landing area boasting a stunning original wooden stained glass feature window to side, loft hatch, plate rack, built in airing cupboard with shelving, radiator, doors off to:

BEDROOM ONE 4.910m x 4.426m (into bay) (16'1" x 14'6" (into bay))

Upvc double glazed bay window to front enjoying a pleasant leafy green outlook over garden, Upvc double glazed window to side, picture rail, built in wardrobes and cupboards offering ample storage space, set in vanity unit wash hand basin, radiator.

BEDROOM TWO 4.855m x 4.146m (into bay) (15'11" x 13'7" (into bay))

Upvc double glazed bay window to side enjoying an attractive garden outlook, plate rack, set in vanity unit wash hand basin, radiator.

BEDROOM THREE 3.228m (min) x 3.061m (max) (10'7" (min) x 10'0" (max))

Upvc double glazed window to side offering an attractive wooded outlook, picture rail, set in vanity unit wash hand basin, radiator, door into:

PLAYROOM 4.885m x 2.523m (16'0" x 8'3")

Upvc double glazed windows to sides, radiator.

BEDROOM FOUR 2.841m x 2.523m (9'4" x 8'3")

Original wooden stained glass window to side, picture rail, radiator.

BATH/SHOWER ROOM 3.055m x 1.636m (10'0" x 5'5")

White three piece suite comprising vanity unit wash hand basin with mixer tap and vanity mirror with lighting and shaving point, set in bath with mixer tap, step in double shower cubicle with mixer shower over, inset ceiling spotlights, Upvc double glazed obscured glass window to side, wall mounted towel radiator, neutral ceramic wall and floor tiles.

W.C 1.993m x 0.899m (6'6" x 2'11")

Low level WC, original obscured stained glass window to side, ceramic wall tiles, vinyl floor covering.

EXTERNAL

FRONT

Open access onto driveway providing off road parking for several vehicles. Access into garage, external wall lights. Open access to side and rear gardens offering a variety of attractive mature shrubs, trees and bushes.

DOUBLE GARAGE 6.937m x 5.639m (22'9" x 18'6")

Spacious double garage with electric up and over door, lighting and power points, Upvc double glazed glass panel door to rear leading out to driveway.

SIDE & REAR

Gated access to side leading to additional driveway parking. Beautiful well kept level laid to lawn area boasting an abundance of attractive mature shrubs, trees and bushes leading to a pleasant patio seating area ideal for entertaining.

DIRECTIONS

From our Sketty office proceed down Gower Road turning right at mini round about onto De la Beche Road, at the junction turn left onto Sketty Road and take third exit at the mini round about onto Derwen Fawr Road. Follow the road along and the house can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299655



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.