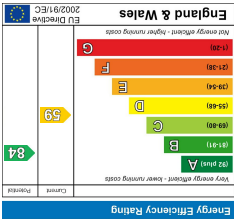




90 Gower Road, Sketty, Swansea, SA2 9BZ  
T 01792 299655 E sk@dawsonsproperty.co.uk  
W dawsonsproperty.co.uk



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP

FLOOR PLAN



18 Millfield Close  
Derwen Fawr, Swansea, SA2 8BD  
Asking Price £374,950





GENERAL INFORMATION

Deceptively spacious and ideally located modern style four bedroom detached family home situated in the prime location of Derwen Fawr. This lovely home is set in a very quiet family orientated cul de sac. It offers easy access to Singleton Hospital & Park, Swansea University and the Sea Front. It briefly comprises of large lounge, dining room, conservatory, kitchen, utility room & cloakroom to ground floor with a further four bedrooms, all with fitted wardrobes & family bathroom to first floor. Benefits include Upvc double glazing, gas central heating, fully enclosed level rear garden, driveway parking and double garage. It is within great school catchments and would make an ideal family home or first time buy. Viewing is recommended to appreciate its spacious living space & easily accessible location. EPC = D.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

Enter via uPVC leaded light entrance door with further glazed panel door to:-

HALLWAY

Stairs to first floor, understairs storage cupboard, built in storage cupboard, radiator.

CLOAKROOM

Wash hand basin and W.C.

LOUNGE

19'10" into window c 13'9" (6.046 into window c 4.184)

Leaded light uPVC double glazed window to front, coving, feature fireplace with coal effect electric fire, radiator, glazed panel doors to:-

DINING ROOM

13'9" x 9'10" (4.180 x 2.991)

UPVC double glazed sliding doors to conservatory, radiator.

CONSERVATORY

12'11" into window x x 10'0" (3.935 into window x x 3.059)

UPVC double glazed window with double doors to patio.



KITCHEN/BREAKFAST ROOM

15'4" x 10'6" (4.671 x 3.188)

Fitted with a range of matching wall and base units incorporating work preparation surface, partial tiling, stainless steel sink and drainer, extractor fan, space for fridge freezer, tiled floor, two uPVC double glazed windows to rear overlooking lawned garden, coving, radiator.

UTILITY ROOM

Range of fitted wall and base units, stainless steel sink unit and drainer, plumbed for automatic washing machine, wall mounted Worcester central heating boiler, tiled floor, radiator, uPVC double glazed external door and window to rear.

FIRST FLOOR

LANDING

UPVC double glazed side window, loft access, cupboard, radiator.

BEDROOM 1

14'0" x 12'0" max (4.269 x 3.656 max)

UPVC double glazed window to rear aspect, fitted and built in wardrobes, radiator.

BEDROOM 2

13'2" x 7'10" (4.021 x 2.400)

UPVC double glazed window to front, fitted wardrobes, radiator.

BEDROOM 3

11'3" from wardrobe x 7'11" (3.418 from wardrobe x 2.405)

UPVC double glazed window to rear, fitted wardrobes, radiator.

BEDROOM 4

10'2" x 6'2" from wardrobe (3.095 x 1.877 from wardrobe)

UPVC double glazed leaded light window to front, fitted wardrobes, radiator.

BATHROOM

Four piece suite comprising corner bath, low level w.c., pedestal wash hand basin and shower cubicle, tiled walls, frosted uPVC double glazed side window.

EXTERNAL

FRONT

Driveway parking leading to garage with laid to lawn garden.

REAR

Enclosed level lawned garden with patio.

DIRECTIONS:-

From our Sketty showroom proceed to the traffic lights on Gower road and turn left onto Dillwyn Road. At the next set of lights turn left onto Sketty Park Road and at the mini-roundabout bear right onto Derwen Fawr road. Take the second turning right onto Saunders way and the third turning right into Millfield Close. The property can be found on the right hand side.

