

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.



AREA MAP



FLOOR PLAN



**3 Gwerneinon Road**  
 Derwen Fawr, Swansea, SA2 8EN  
**Asking Price £599,950**

4 Bedrooms 2 Bathrooms 2 Living Areas C



## GENERAL INFORMATION

Fantastic opportunity to acquire this one of a kind detached family home located in the very popular area of Derwen Fawr be it just a short walk away from the sea front. This lovely spacious property consists of lounge, dining room, study/sitting room, sun room, shower room, kitchen/diner & utility area to ground floor & a further four bedrooms, two en-suites & bathroom to first floor's. Benefits include Upvc d/g, gas central heating, built in storage facilities, sea views, fantastic & well kept fully enclosed private rear & front garden's including a superb recently re-lined 40'x20' heated swimming pool, along with a double detached garage to side. This delightful family home offers easy access to local amenities, Swansea Uni, Singleton Hospital & Park, Mumbles & the Sea Front. Its within the Olchfa School Catchment & would make an ideal family home. Viewing advised to admire its generous sizeable living space, great private location & unique features. EPC-C



## FULL DESCRIPTION

### Entrance

Enter via woodgrain effect composite door into:-

### L-Shape Hallway

Staircase to first floor, built in storage cupboard, two radiators, further few steps leading to kitchen area, oak flooring, doors off to:-

### Lounge

15'7" x 15'0" (4.75 x 4.57)

Double glazed aluminium sliding patio doors to front, Upvc double glazed window and door to rear, set in modern style stone effect gas fireplace, Upvc double glazed door and window to rear opening out to garden, oak flooring, door into:-

### Study/Sitting Room

14'10" x 9'9" (4.52 x 2.97)

Upvc double glazed french doors to front, radiator, oak flooring, Upvc double glazed window to rear.

### Dining room

15'0" x 8'6" (4.57 x 2.59)

Radiator, oak flooring, aluminium sliding patio door into:-

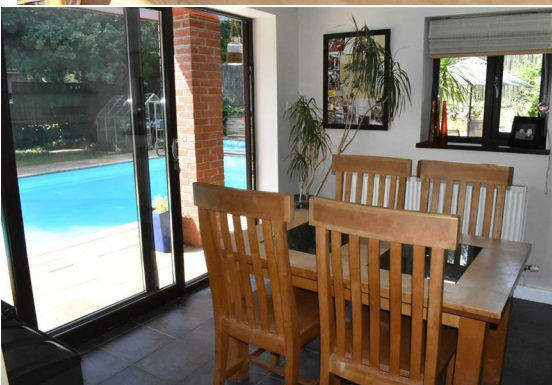
### Sun Room

11'0" x 10'0" (3.35 x 3.05)

Fully Upvc double glazed on all sides, vaulted roof with two double glazed velux windows, inset spot lights, radiator. Oak flooring, Upvc double glazed doors to side.

### Shower Room

Fitted with a white three piece suite comprising low level w.c. Wash hand basin with vanity unit, step in double shower cubicle with over head chrome shower head, Upvc double glazed obscure glass window to front, ceramic splash back wall tiles, spot lights, towel radiator, tiled flooring



### L-Shape Utility Area

Upvc double glazed window to rear, extractor fan, plumbed for washing machine, space for tumble dryer, tiled flooring

### Kitchen/Diner

23'9" x 9'9" (7.24 x 2.97)

Fitted with a range of wall and base units with granite work surface over, set in 1 1/2 stainless steel sink and drainer, integrated electric 'Neff' Oven and grill, five ring gas hob with extractor hood over, space for American style fridge freezer, wine rack, three Upvc double glazed windows to side and rear, coving, ceramic splash back wall tiles, staircase to Bedroom four, tiled flooring, Upvc double glazed sliding patio doors to side opening out onto patio seating area and pool.

### FIRST FLOOR

#### Landing

Two Upvc double glazed windows to rear overlooking lovely pool area, built in double airing cupboard housing gas boiler, doors off to:-

#### Bedroom One

14'10" x 11'8" (4.52 x 3.56)

Two Upvc double glazed windows to front and rear, with lovely far reaching sea views, built in wardrobe, two radiators

#### Bedroom Two

13'3" x 11'5" (4.04 x 3.48)

Two Upvc double glazed windows to front with far reaching sea views, radiator, door into:-

#### En-suite

Fitted with a white two piece suite comprising wash hand basin with vanity unit, step in shower cubicle with over head electric shower, Upvc double glazed obscure glass window to side, ceramic splash back wall tiles, extractor fan, towel radiator, tiled flooring

#### Bedroom Three

11'4" x 11'3" (3.45 x 3.43)

Upvc double glazed window to front with far reaching sea views, built in wardrobe, radiator

#### Bathroom

Fitted with a three piece suite comprising low level w.c. Pedestal wash hand basing, panelled bath with hand held shower attachment, Upvc double glazed obscure glass window to front, ceramic splash back wall tiles, spot lights, towel radiator, tiled flooring

#### Bedroom Four (Accessed via Kitchen/Diner)

17'6" x 14'2" (5.33 x 4.32)

Two double glazed Velux windows to side, Vaulted ceiling, built in storage cupboards, radiator, wood effect laminate flooring, Upvc double glazed window to rear, door into:-

#### En-Suite

9'2" x 4'0" (2.79 x 1.22)

Fitted with a white three piece suite comprising low level w.c. Pedestal wash hand basin, walk in shower shower cubicle with electric shower over, Upvc double glazed obscure glass window to side, ceramic wall tiles, radiator, wood effect laminate flooring

### EXTERNAL

#### Front

Steps leading to gated access onto pathway leading to entrance, beautifully kept and very secluded and private laid to lawn area with an abundance of floral tree's and bushes with either side access.

#### Rear

Fully enclosed and private garden wrapping all the way around to the front. Comprises of patio seating areas, laid to lawn, an abundance of mature and floral trees and bushes surrounding, along with the main feature which is a very well kept and recently re-lined heated 40' x 20' swimming pool with a depth ranging from 3ft - 8ft6" and a new solar pool cover & winder.

