



10 Gwerneinon Road, Derwen Fawr, Sketty, Swansea, SA2 8EN

Offers In The Region Of £347,000

Set within the highly sought after area of Derwen Fawr, Sketty, this three bedroom semi-detached home offers approximately 904 sq ft of well-balanced accommodation, ideal for families or those seeking a convenient lifestyle. Upon entering, you are welcomed by a spacious entrance hall leading through to a generous lounge and dining area, creating a versatile and sociable living space. From here, a door opens into a bright conservatory, providing a lovely spot to relax while enjoying views over the rear garden. The kitchen is conveniently positioned just off the lounge and benefits from a useful pantry cupboard, along with access to a separate WC, enhancing the practicality of the ground floor. To the first floor are three bedrooms, each enjoying good natural light, along with a modern shower room. Externally, the property continues to impress. To the front, there is a lawned garden bordered by mature trees and hedging, offering a good degree of privacy. A driveway provides off road parking and leads to a garage, with side gated access to the rear. The enclosed rear garden is predominantly laid to lawn and features a patio area directly off the conservatory, perfect for outdoor entertaining or simply enjoying the sunshine. The location is a key highlight, positioned within the desirable Derwen Fawr area, known for its quiet residential feel while remaining conveniently close to a wide range of local amenities and public transport links. The property is ideally situated within easy reach of Singleton Hospital and Swansea University and Swansea city centre is also just a short drive away. In addition, the property falls within the catchment area for the highly regarded Olchfa Comprehensive School and is within close proximity to the beautiful Swansea seafront, perfect for coastal walks and outdoor enjoyment.

The Accommodation Comprises

Ground Floor

Hall



Entrance hallway entered via a double glazed door, creating a bright and spacious first impression. Double glazed windows to the front and side allow for plenty of natural light, wood block flooring, radiator and a door leads through to the lounge/dining room.

Lounge/Dining Room 11'9" x 11'7" (3.57m x 3.53m)



A spacious reception room featuring a good sized double glazed window to the front, allowing for plenty of natural light. The room benefits from wood block flooring and is well-lit with modern ceiling spotlights with four radiators. A staircase leads to the first floor, with a useful understairs storage cupboard beneath. There is also a door providing access to the

kitchen, as well as patio doors opening into the conservatory, creating a seamless flow between living spaces.



Conservatory



Double glazed windows to the side and rear, allowing for an abundance of natural light and pleasant views over the garden, fitted with a radiator making the space usable in all seasons. A double glazed door leads directly out to the rear garden and patio area, creating a seamless connection between indoor and outdoor living.



Kitchen 10'3" x 9'0" (3.13m x 2.75m)



Fitted with a range of wall and base units with worktop space over, incorporating a stainless steel sink unit with a double glazed window overlooking the rear garden. Tiled splashbacks, space for a fridge/freezer and washing machine. There is a built-in electric oven with a four-ring gas hob and extractor hood over, along with a radiator and ceiling spotlights providing a bright and functional workspace. A cupboard houses the boiler, and a small passageway leads conveniently to a pantry cupboard and separate WC.



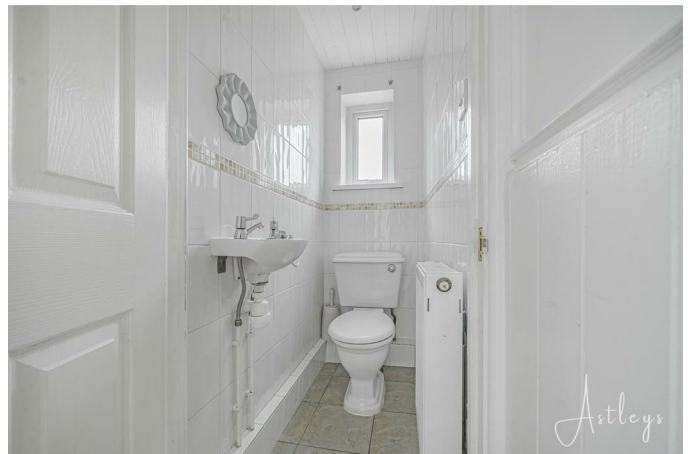
Porch

Double glazed door to side leading to the garden.

Pantry 7'5" x 3'10" (2.26m x 1.18m)

Frosted double glazed window to side and shelving.

WC



Two piece suite comprising a wash hand basin and WC. Tiled walls, tiled flooring, radiator, frosted double glazed window to rear.

Landing

Frosted double glazed window to side, radiator, access to loft with pull down ladder.

First Floor

Bedroom 1 12'0" x 10'4" (3.66m x 3.14m)

Double glazed window to front, wardrobes, radiator,

Bedroom 2 10'0" x 11'9" (3.04m x 3.58m)



Double glazed window to rear, built-in wardrobes, radiator,

Bedroom 3 9'1" x 8'0" (2.76m x 2.43m)



Double glazed window to front, radiator.

Shower Room



Three piece suite with comprising, tiled shower, wash hand basin and WC. Tiled walls, heated towel rail, ceiling spotlights, frosted double glazed window to rear.

External



To the front, there is a lawned garden bordered by mature trees and hedging, offering a good degree of privacy. A driveway provides off-road parking for up to three vehicles and leads to a garage, with side gated access to the rear.

The enclosed rear garden is predominantly laid to lawn and features a patio area directly off the conservatory—perfect for outdoor entertaining or simply enjoying the sunshine.

Front Garden



Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Main Gas.
Mains Meter

Parking - Driveway & Garage

Mobile coverage - EE Vodafone Three O2

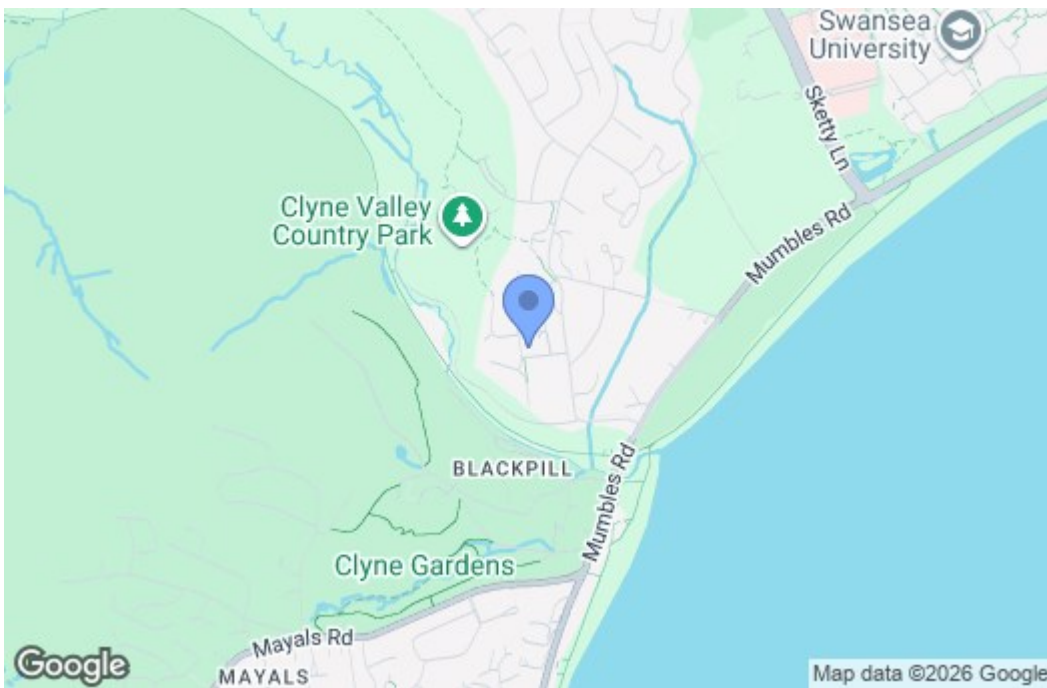
Broadband - Basic 8 Mbps Superfast 80 Mbps Ultrafast
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

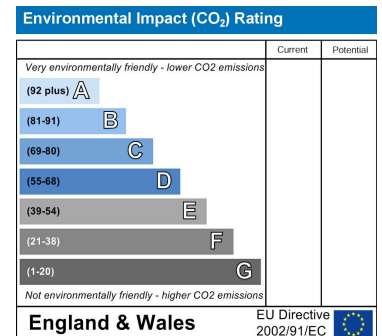
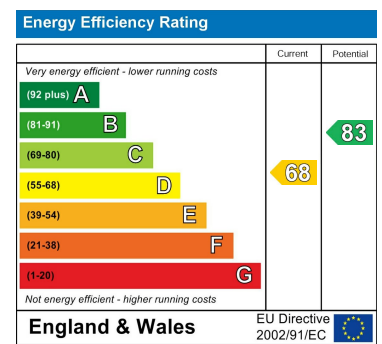
Floor Plan



Area Map



Energy Efficiency Graph



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