



## 13 Coedcelyn Road, Derwen Fawr, Sketty, Swansea, SA2 8DS

Offers Over £425,000

In the highly sought-after area of Derwen Fawr, Sketty, Swansea, this charming semi-detached house offers a wonderful opportunity for families and professionals alike. The property beautifully combines traditional charm with modern convenience, featuring classic bay windows that enhances its character and warmth. Upon entering, you are greeted by an entrance hall with wc and leads into an open-plan living area. The inviting lounge, adorned with the bay window, flows effortlessly into a cosy sitting room complete with a log burner, creating a perfect atmosphere for relaxation. This area then opens into a well-designed kitchen and dining space, making it an ideal setting for entertaining guests or enjoying family meals. The generous rear garden is a true highlight, beautifully maintained by the current owners and backing onto serene woodland, providing a peaceful retreat for outdoor activities and relaxation. The double doors from the kitchen lead directly to this tranquil space, allowing for seamless indoor-outdoor living. On the first floor, you will find three comfortable bedrooms, complemented by a well-appointed bathroom. The property also boasts a driveway that accommodates up to three vehicles, complete with electric charging points for added convenience. Families will appreciate the close proximity to excellent schools, including highly regarded primary and secondary schools, making this home an ideal choice for those with children. Furthermore, it offers a perfect balance of suburban tranquillity while maintaining easy access to Swansea city centre, Mumbles, and the stunning Gower Peninsula, renowned for its beautiful beaches and coastal walks.

This delightful property is not to be missed, offering a harmonious blend of comfort, convenience, and charm in a desirable location.

## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via door to front, with stained glass window along side, storage cupboard, radiator, laminate flooring, staircase to first floor, door to the lounge.

#### WC

Two piece suite comprising, wash hand basin and WC. Tiled splashbacks, two frosted double glazed window to side.

#### Lounge 12'9" (into bay) x 11'10" (3.90m (into bay) x 3.63m)

The ground floor offers open plan living accommodation featuring a double glazed bay window to the front, allowing for plenty of natural light. The space is finished with laminated flooring and a radiator, creating a warm and comfortable setting. Folding doors lead through to a separate sitting room, offering flexibility for open or divided living space.

#### Sitting Room 15'3" x 10'5" (4.64m x 3.17m)

Leading from the front lounge, the sitting room features laminated flooring, a cosy log burner and a radiator. The space flows seamlessly into the open plan kitchen/dining room, creating a spacious and welcoming living area.

#### Kitchen/Dining Room 22'3" x 18'6" (6.79m x 5.63m)

The L-shaped kitchen/dining room truly forms the heart of the home, offering a bright and spacious area ideal for family living and entertaining. Double doors open out to the rear garden, filling the space with natural light, complemented by three rear facing skylights and a double glazed window to side and one overlooking the garden.

The kitchen is fitted with a range of wall and base units with worktop space over, a sink unit beneath the window and tiled splashbacks. Additional features include a built-in dishwasher, freezer, plumbing for a washing machine, space for a tumble dryer and fridge/freezer and a range-style cooker. The room benefits from tiled flooring, ceiling spotlights, radiator and a double glazed door to the side leading into the lean-to.

#### Lean-to

Door leading into the garage and access to the garden.

### First Floor

#### Landing

Stained glass window to side, access to boarded loft with pull down ladder.

#### Bedroom 1 13'9" (into bay) x 11'10" (4.20m (into bay) x 3.63m)

Featuring a double glazed bay window to the front allowing for plenty of natural light. The room retains character with a picture rail and coving to the ceiling, offering a spacious and charming setting, radiator.

#### Bedroom 2 13'3" x 10'5" (4.03m x 3.18m)

Double glazed window to the rear, offering pleasant views over the garden, radiator.

#### Bedroom 3 9'10" x 7'9" (2.99m x 2.35m)

Double glazed window to side, radiator.

#### Bathroom

The bathroom is fitted with a modern three piece suite comprising a bath with shower over, vanity wash hand basin, and a WC, all with stylish black taps and fittings. Additional features include tiled splashbacks, underfloor heating, heated towel rail and a double-glazed window to the front.

#### External

To the front of the property is a block paved driveway providing ample off road parking, complete with an electric vehicle charging port. Double doors give access to the garage, which also opens out to the rear garden.

The rear garden is a real highlight - beautifully maintained by the current owners and backing onto woodland, offering a tranquil and private setting. Directly from the kitchen's double doors, a patio area provides the perfect spot to enjoy a morning coffee or evening drink. A step leads down to a well-kept lawn with a raised decking area surrounded by mature shrubs and trees. Beyond this, there is a further lawned section, a gravelled seating area, another

decking patio, a garden shed, and a charming summer house which is ideal for relaxing or entertaining in all seasons.

### **Rear Garden**

### **Aerial Images**

### **Agents Note**

Tenure - Freehold

Council Tax Band - E

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

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

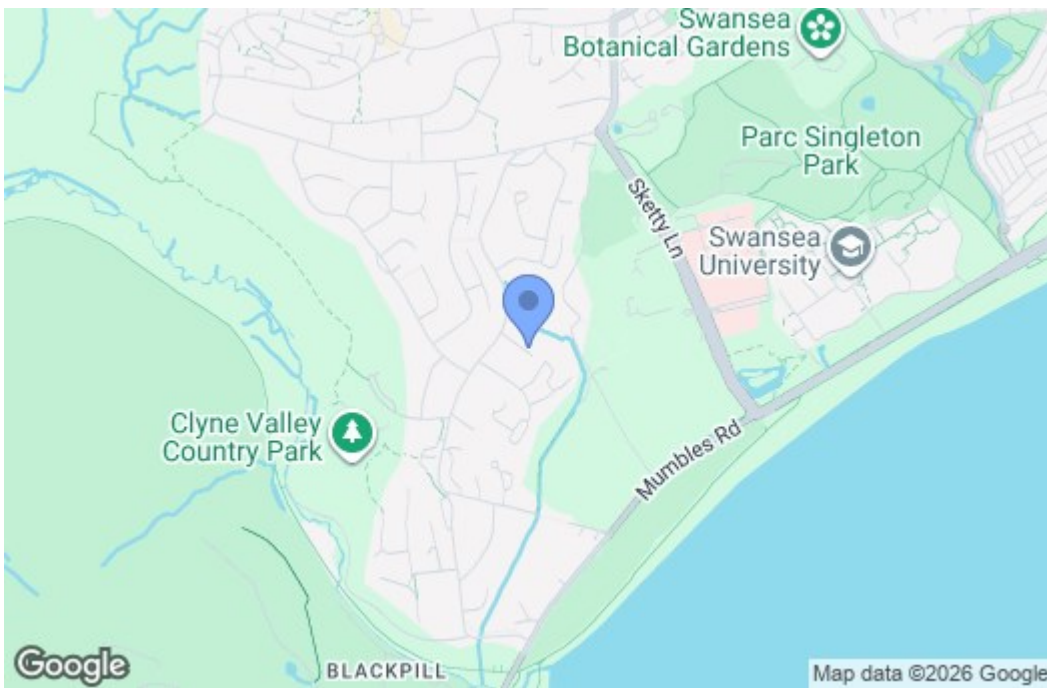
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10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

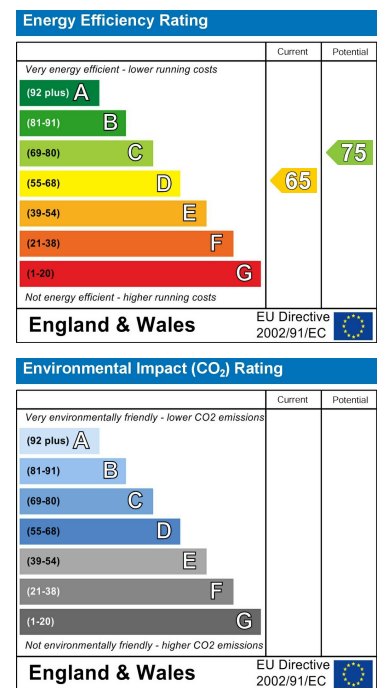
## Floor Plan



## Area Map



## Energy Efficiency Graph



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