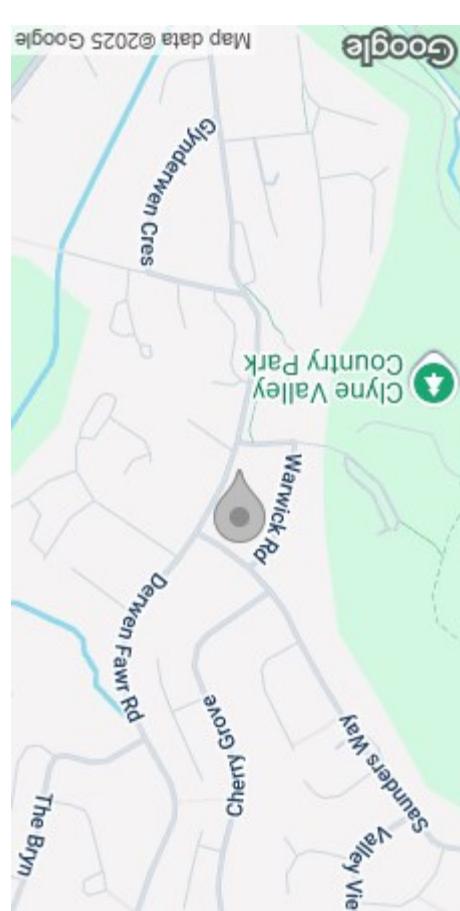
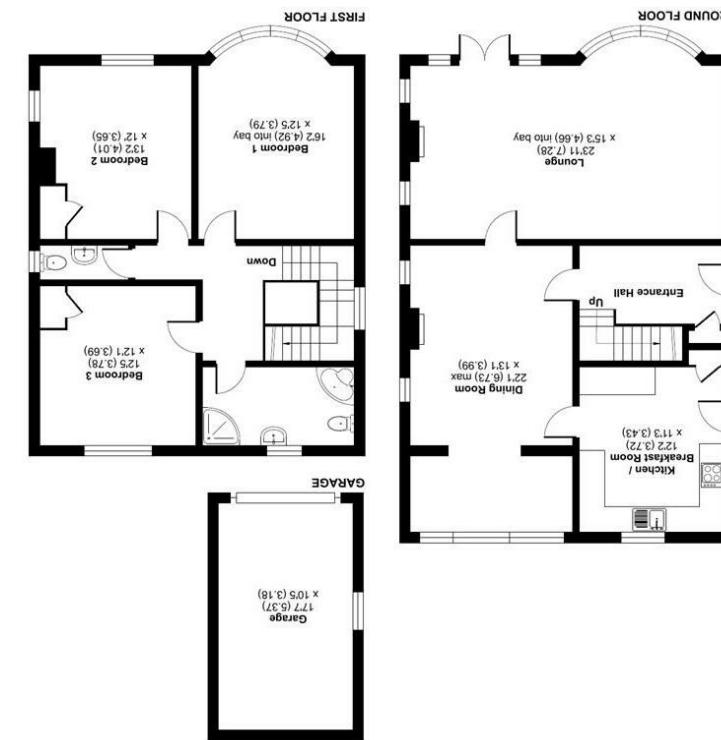


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Derwen Fawr Road, Sketty, Swansea, SA2

FLOOR PLAN



160 Derwen Fawr Road

Derwen Fawr, Swansea, SA2 8DP

Asking Price £425,000



GENERAL INFORMATION

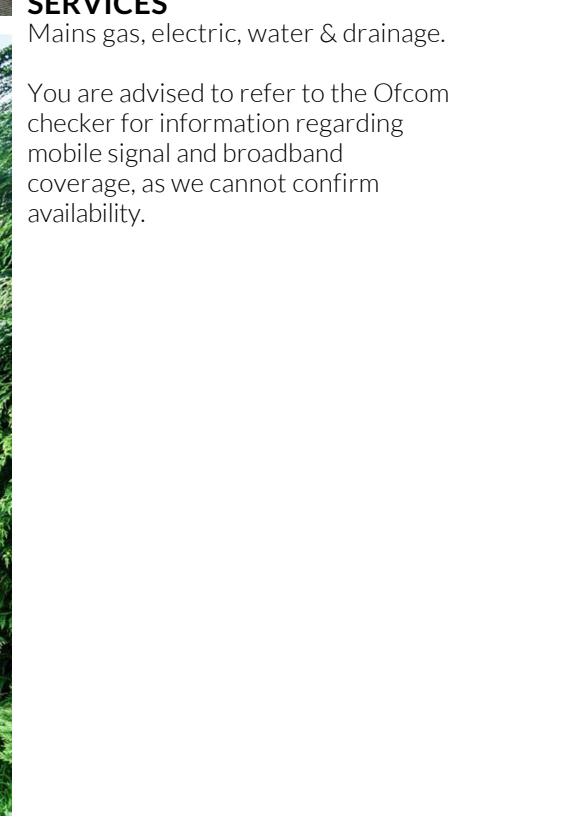
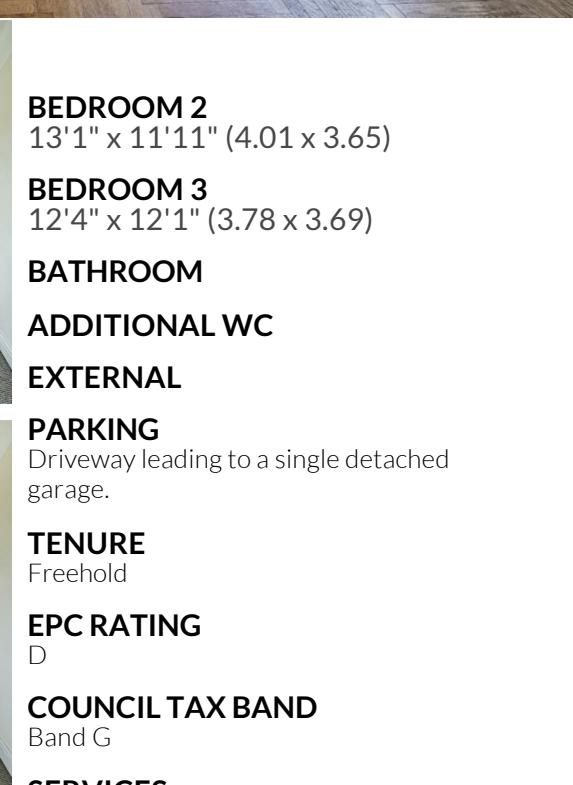
Dawsons are delighted to present this traditional bay-fronted detached home, situated on the ever-popular Derwen Fawr Road—a prime location offering excellent access to Singleton Hospital, Swansea University, Singleton Park, and the scenic seafront.

Set over two floors, the property offers well-proportioned and versatile accommodation throughout. The ground floor features a side entrance hallway, a spacious front-facing lounge with attractive parquet flooring, and a fitted kitchen/breakfast room which leads through to a rear dining room, perfect for family meals or entertaining guests.

Upstairs, a light-filled landing with feature stained glass window leads to three good size bedrooms, a generous four-piece family bathroom suite, and an additional separate WC for added convenience.

The home benefits from gas central heating and partial uPVC double glazing.

Externally, the property boasts lawns to both the front and rear, a private driveway, and a single garage, providing off-road parking and practical storage.



FULL DESCRIPTION

GROUND FLOOR

SIDE ENTRANCE HALLWAY

LOUNGE

23'10" x 15'3" into bay (7.28 x 4.66 into bay)

DINING ROOM

22'0" max x 13'1" (6.73 max x 3.99)

KITCHEN/BREAKFAST ROOM

12'2" x 11'3" (3.72 x 3.43)

FIRST FLOOR

LANDING

BEDROOM 1

16'1" into bay x 12'5" (4.92 into bay x 3.79)



BEDROOM 2
13'1" x 11'11" (4.01 x 3.65)

BEDROOM 3
12'4" x 12'1" (3.78 x 3.69)

BATHROOM

ADDITIONAL WC

EXTERNAL

PARKING

Driveway leading to a single detached garage.

TENURE
Freehold

EPC RATING
D

COUNCIL TAX BAND
Band G

SERVICES
Mains gas, electric, water & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.