

Energy Efficiency Rating

EU Directive 2002/91/EC

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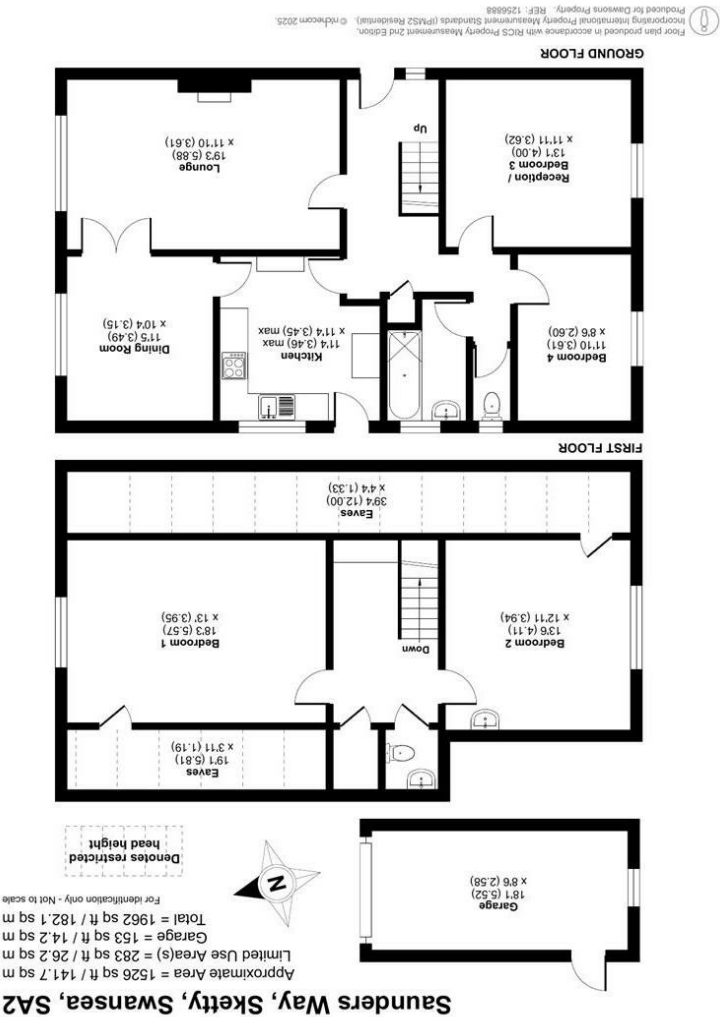
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FLOOR PLAN



101 Saunders Way
Sketty, Swansea, SA2 8BH
Asking Price £385,000

4 1 2 C

GENERAL INFORMATION

No onward chain. A spacious and versatile detached chalet-style home, perfectly positioned in the prestigious Derwen Fawr area. Ideally situated for easy access to Sketty, Mumbles, Singleton Hospital, Swansea University, and the scenic seafront, this property offers an excellent opportunity for families, benefiting from a sought-after school catchment area.

The home boasts four generously sized bedrooms, a family bathroom, a separate WC, and additional WC upstairs. A bright front facing lounge with inset solid fuel stove seamlessly flows into the dining room and a well-appointed kitchen/breakfast room.

Additional features include UPVC double glazing and efficient gas central heating.

The beautifully maintained front and rear (which is South facing) gardens, with lush lawns backing onto peaceful woodland, provide a tranquil retreat, with the nearby Belvedere folly adding to the characterful setting. A spacious driveway offers ample parking including carport, and leads to a garage for added convenience.

Viewing is highly recommended to fully appreciate this well-maintained and desirable home.

EPC - C
Council Tax Band - G
Tenure - Freehold

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
19'3" x 11'10" (5.88 x 3.61)

DINING ROOM
11'5" x 10'4" (3.49 x 3.15)

KITCHEN
11'4" x 10'11" (3.46 x 3.34)

RECEPTION/BEDROOM 3
13'1" x 11'10" (4.00 x 3.62)

BEDROOM 4
11'10" x 8'6" (3.61 x 2.60)

BATHROOM

SEPARATE W.C.



FIRST FLOOR

LANDING

BEDROOM 1
18'3" x 12'11" (5.57 x 3.95)

BEDROOM 2
13'5" x 12'11" (4.11 x 3.94)

WC

EAVES STORAGE

EXTERNAL

FRONT - Driveway parking for 3+ cars and a laid to lawn garden.

REAR - Garden laid to lawn with sit-out area.

GARAGE

SERVICES

Mains gas. Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

