





## GENERAL INFORMATION

Dawsons are delighted to present to the market this beautifully presented detached home, meticulously renovated by the current owner with high-quality fittings throughout.

Originally designed as a four-bedroom property, it has been thoughtfully reconfigured to offer three spacious double bedrooms, including a luxurious master suite with a generous en-suite shower room.

The accommodation is arranged over two floors. On the ground floor, you are welcomed by a bright and airy entrance hallway leading to a versatile front-facing room, ideal as a home office, dining room, playroom, teenage retreat, or even a fourth bedroom if required. A stylish cloakroom adds convenience, beautifully fitted kitchen featuring granite worktops and integrated appliances. The spacious lounge enjoys direct access to a stunning sun room via bi-folding doors, with Velux roof windows flooding the space with natural light.

Upstairs, the landing with contemporary glass balustrades leads to three double bedrooms. The master bedroom boasts a well-appointed en-suite with an electric power shower, while the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly finished family bathroom with an electric power shower over the bath completes the first floor.

Further benefits include uPVC double glazing and gas central heating.

Externally, the property features a double-width brick-set driveway leading to a detached garage with an electric up-and-over door. The fully enclosed, sunny rear garden provides an ideal space for outdoor living and entertaining.

Roger Beck Way is located conveniently close to Singleton Park, Singleton Hospital, Swansea University and Swansea Bay seafront.

A viewing is highly recommended to truly appreciate the space, quality, and versatility this exceptional home offers.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALLWAY

#### CLOAKROOM

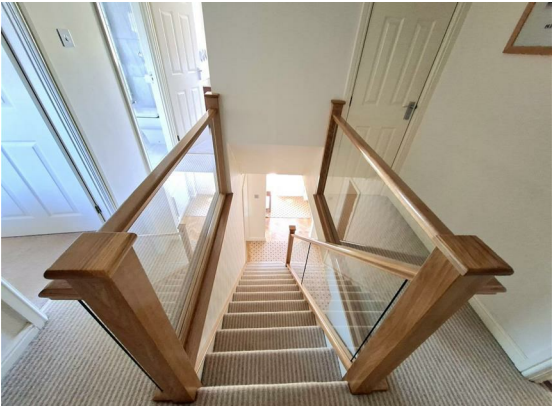
**OFFICE/PLAY ROOM/DINING ROOM**  
11'8" max x 9'8" (3.58 max x 2.96)

**KITCHEN**  
15'11" x 10'0" max (4.86 x 3.06 max)

**LOUNGE**  
20'3" x 11'7" (6.18 x 3.54)

**SUN ROOM**  
19'1" x 11'1" (5.82 x 3.38)

### FIRST FLOOR



### LANDING

**BEDROOM 1**  
19'6" max x 9'8" max (5.95 max x 2.95 max)

**EN-SUITE SHOWER ROOM**  
12'0" max x 4'7" max (3.67 max x 1.40 max)

**BEDROOM 2**  
11'8" x 8'11" (3.57 x 2.73)

**BEDROOM 3**  
8'7" x 8'5" (2.63 x 2.59)

**BATHROOM**  
8'10" x 5'6" (2.70 x 1.68)

### EXTERNAL

FRONT - With brick sett driveway leading to a detached double garage. Pedestrian gate leads to the rear.  
REAR - Fully enclosed with patio sitting area, lawn and flower borders.

### PARKING

Double width driveway leading to ...  
Detached double garage with electric up and over door, power and light. Beamed ceiling space for ample storage. Access door leads out to the rear.

### TENURE

Freehold

### EPC

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### COUNCIL TAX

BAND G

### SERVICES

Mains gas, electric, water (metered) & drainage.  
There is currently broadband available at the property, Fibre optic. Please refer to the Ofcom checker for further coverage information.  
There are no known issues with mobile coverage using the vendors current supplier. Please refer to Ofcom checker for further information.

