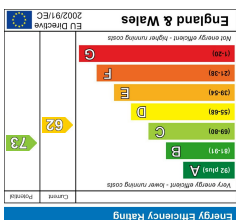
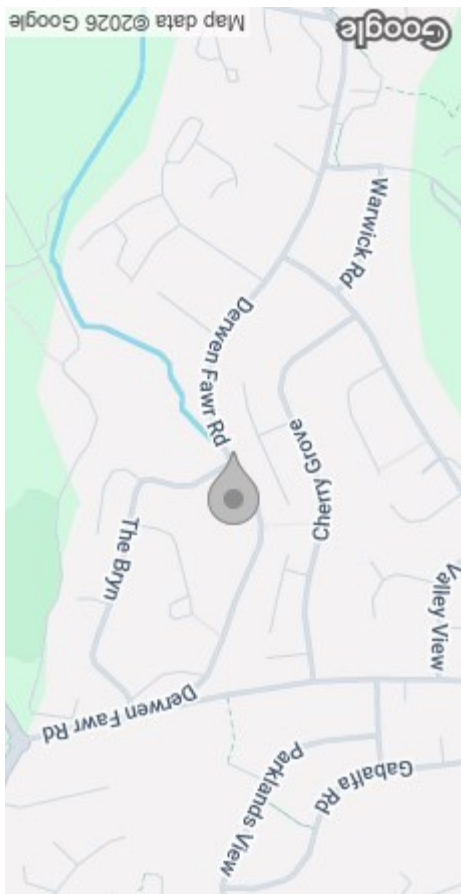


or warranty in respect of the property.

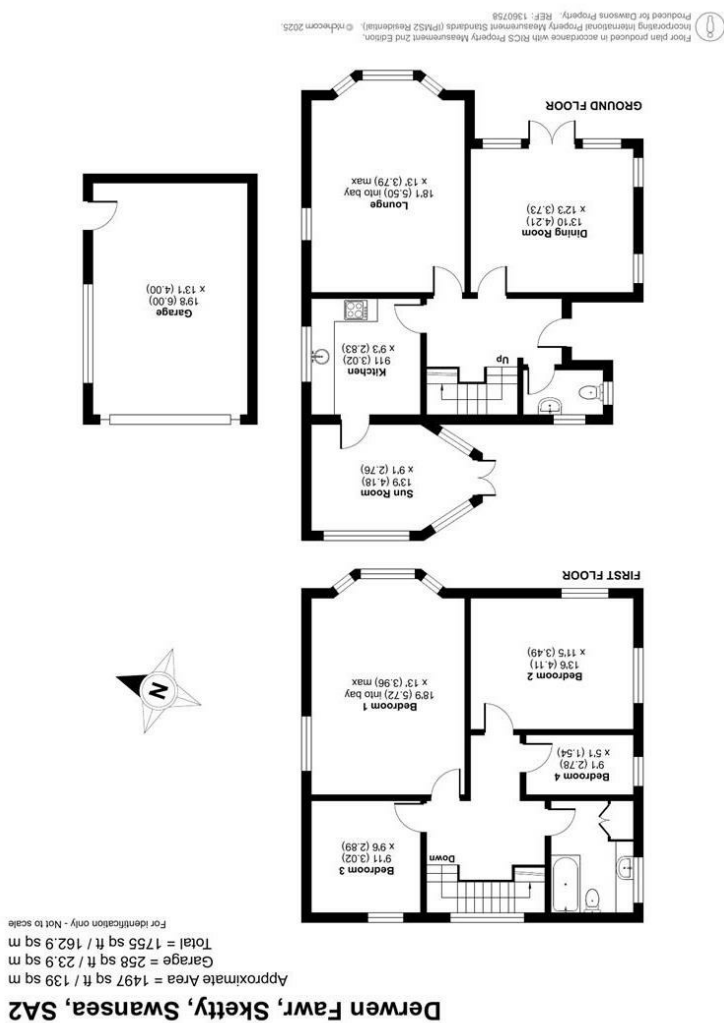
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation



EPC



AREA MAP



FLOOR PLAN



94 Derwen Fawr Road
Derwen Fawr, Swansea, SA2 8AQ
Offers Around £500,000



GENERAL INFORMATION

No Chain! An elegant detached family home, offered for sale in one of Sketty's most desirable residential locations. This beautifully proportioned property combines generous living space with a welcoming layout, making it perfectly suited to modern family life.

The ground floor opens with a bright entrance hall that leads into a spacious bay-fronted lounge, an ideal setting for relaxation or entertaining. A separate dining room provides a warm and inviting space for family gatherings and special occasions. To the rear, the fitted kitchen flows seamlessly into a charming sunroom, where views over the lawn and patio create a tranquil backdrop. A convenient cloakroom completes the downstairs accommodation.

Upstairs, the home offers four bedrooms, with the principal room enjoying the light and character of a bay window. A family bathroom serves the first floor.

Externally, the property boasts well-maintained front and rear gardens, with the rear featuring a patio area that is perfect for outdoor dining and summer entertaining. A substantial garage and private driveway provide ample parking and storage.

Ideally located, this home offers both convenience and lifestyle benefits. Singleton Park is within easy reach, providing access to open green spaces for leisurely walks and outdoor recreation, while the nearby seafront adds coastal charm. Swansea University and Singleton Hospital are close at hand, making this an excellent choice for professionals. Families will also appreciate the proximity to some of the area's most respected schools, including Olchfa, Bishop Gore Comprehensive, and Parklands Junior School.

This is a rare opportunity to secure a spacious and versatile family home in a highly sought-after location, blending comfort, practicality, and lifestyle appeal.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE
18'0" into bay x 12'5" max (5.50 into bay x 3.79 max)

DINING ROOM
13'9" x 12'2" (4.21 x 3.73)

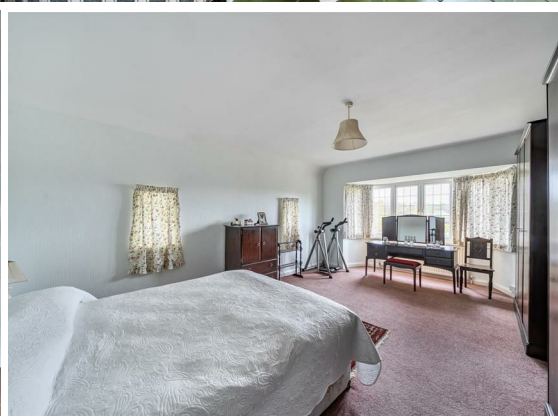
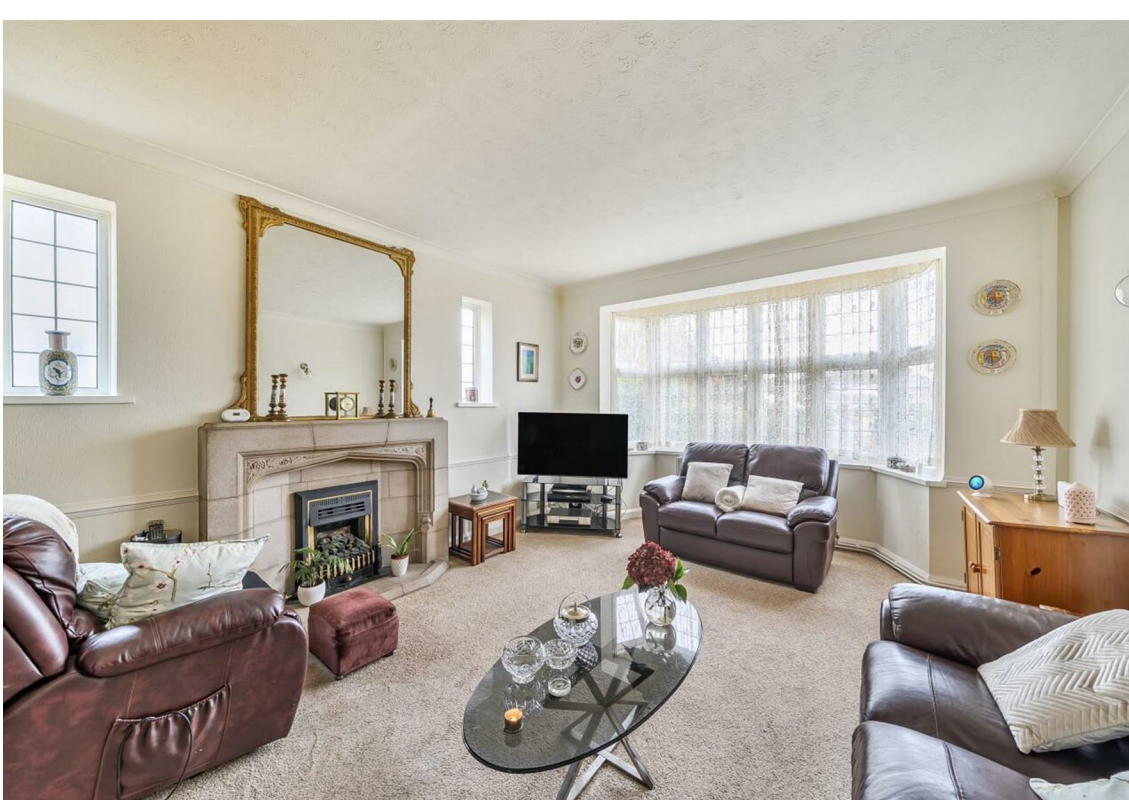
KITCHEN
9'10" x 9'3" (3.02 x 2.83)

SUNROOM
13'8" x 9'0" (4.18 x 2.76)

CLOAKROOM

FIRST FLOOR

LANDING



BEDROOM 1
18'9" into bay x 12'11" max (5.72 into bay x 3.96 max)

BEDROOM 2
13'5" x 11'5" (4.11 x 3.49)

BEDROOM 3
9'10" x 9'5" (3.02 x 2.89)

BEDROOM 4
9'1" x 5'0" (2.78 x 1.54)

BATHROOM

EXTERNAL
Front and rear garden laid to lawn with patio area.

GARAGE
19'8" x 13'1" (6.00 x 4.00)

TENURE
Freehold

EPC
D

COUNCIL TAX
G

SERVICES
TBC

