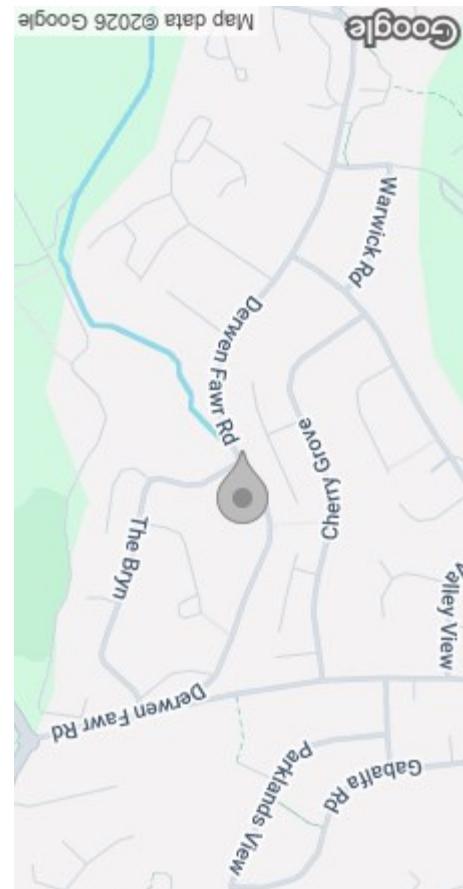


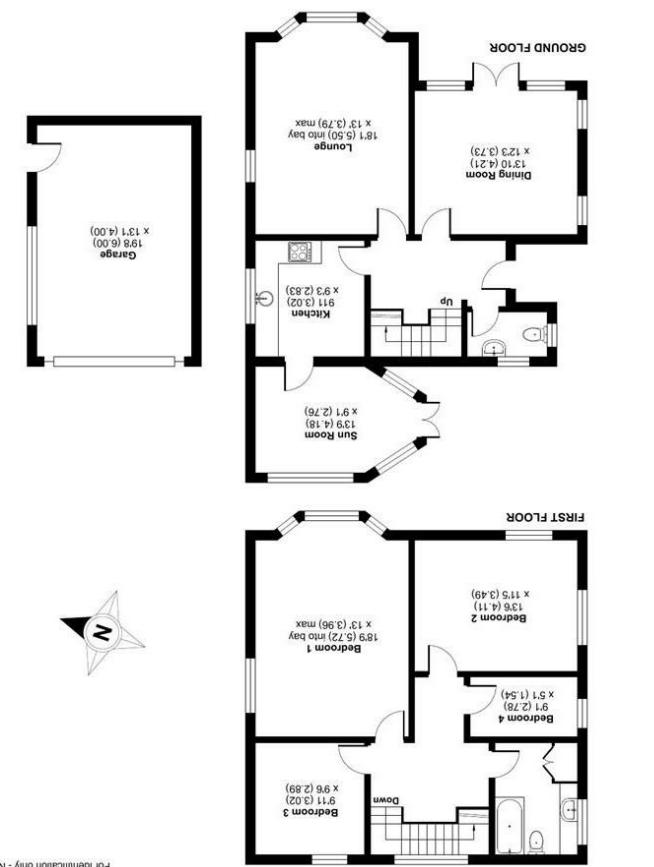
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

Derwen Fawr, Sketty, Swansea, SA2

For information only - Not to scale
Total = 1755 sq ft / 162.9 sq m
Garage = 265 sq ft / 23.9 sq m
Approximate Area = 1497 sq ft / 139 sq m



FLOOR PLAN



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

