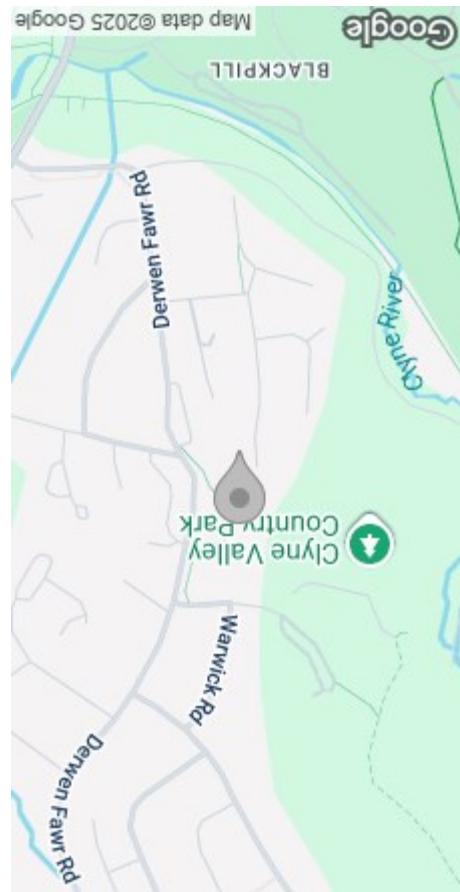
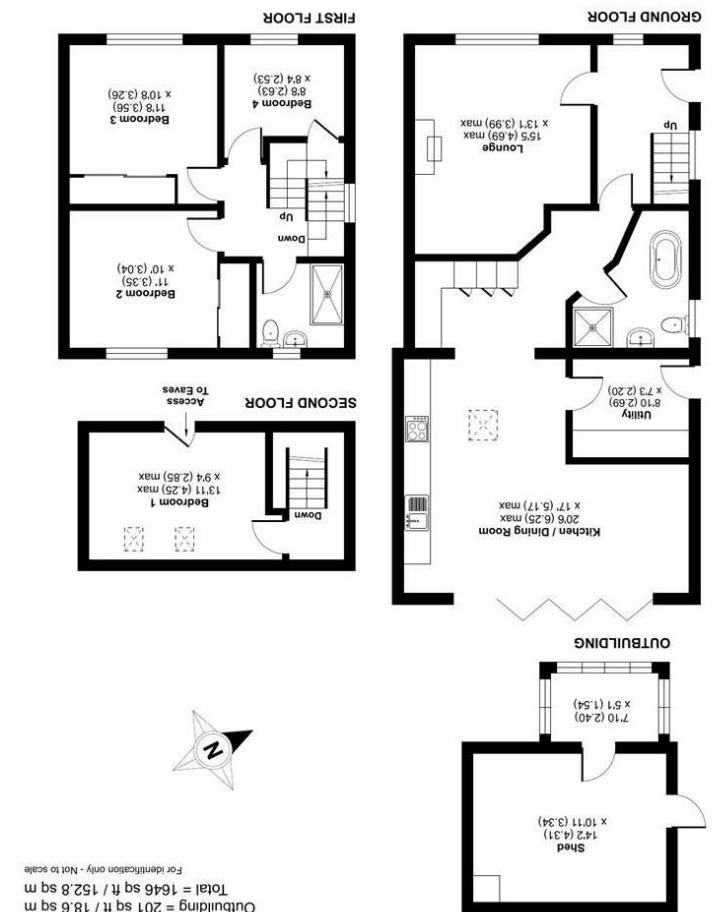


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Gwerneinon Road, Sketty, Swansea, SA2

FLOOR PLAN



## GENERAL INFORMATION

Set in a highly sought-after cul-de-sac on Gwerneinon Road, Derwen Fawr, this beautifully extended semi-detached home offers stylish, versatile living in a prime location.

Thoughtfully updated to blend modern comforts with flexible accommodation, the property welcomes you with a bright entrance hallway leading to a charming front-facing lounge. At the heart of the home is a stunning open-plan kitchen and dining area, thoughtfully designed and superbly fitted with bi-folding doors and a skylight. The ground floor also boasts a practical utility room and ample storage solutions throughout.

Upstairs, the first floor hosts three generously sized bedrooms and a sleek, contemporary shower room. The top floor is dedicated to the impressive master bedroom, providing a peaceful retreat with plenty of space.

Further benefits include double glazing and efficient gas central heating.

One of the standout features of this home is the delightful rear garden—a tranquil space, perfect for outdoor relaxation or family gatherings.

Ideally located within excellent school catchment areas and just a short walk from Swansea University, this property is perfectly suited for families and academics alike. The nearby seafront also offers the luxury of scenic coastal walks, just moments from your doorstep.

Early viewing is highly recommended to truly appreciate all that this exceptional home has to offer.



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## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

##### LOUNGE

15'4" max x 13'1" max (4.69 max x 3.99 max)



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##### KITCHEN/DINING ROOM

20'6" max x 16'11" max (6.25 max x 5.17 max)



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##### UTILITY ROOM

8'9" x 7'2" (2.69 x 2.20)



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### BATHROOM

### FIRST FLOOR

#### LANDING



**BEDROOM 2**  
10'11" x 9'11" (3.35 x 3.04)

**BEDROOM 3**  
11'8" x 10'8" (3.56 x 3.26)

**BEDROOM 4**  
8'7" x 8'3" (2.63 x 2.53)

### SHOWER ROOM

### SECOND FLOOR

**BEDROOM 1**  
13'11" max x 9'4" max (4.25 max x 2.85 max)

**EXTERNAL**  
FRONT - Garden laid to lawn with raised beds.

REAR - Laid to lawn garden with two sit out patio areas and a garden room.

**GARDEN ROOM**  
With built in electrics.

**PARKING**  
Driveway parking to side.

**TENURE**  
Freehold

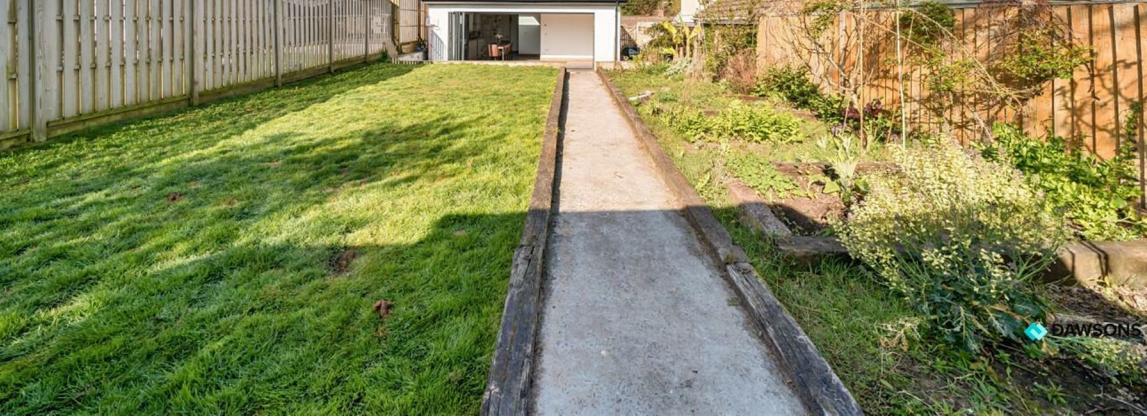
**EPC**  
D

**COUNCIL TAX**  
E

**SERVICES**  
Mains gas, electric, water (billed) & drainage.

There is currently broadband available at the property via Virgin media, 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 O2. Please refer to Ofcom checker for further information.



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