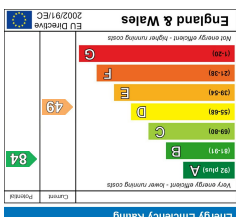
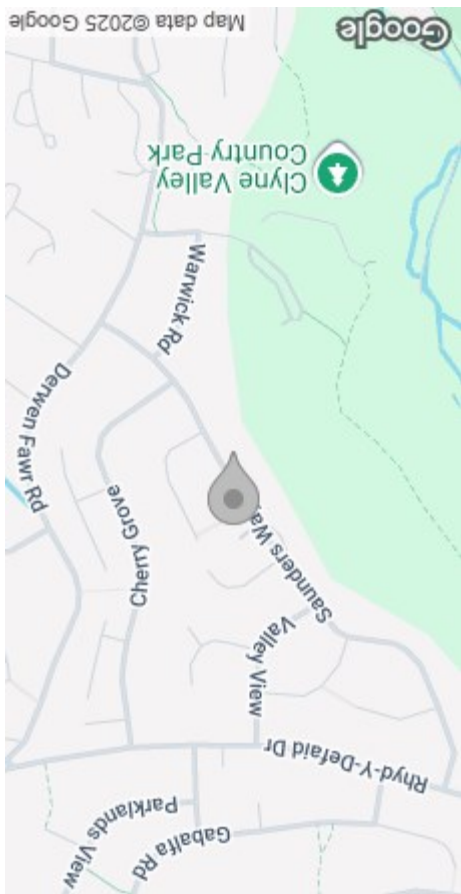


or warranty in respect of the property.

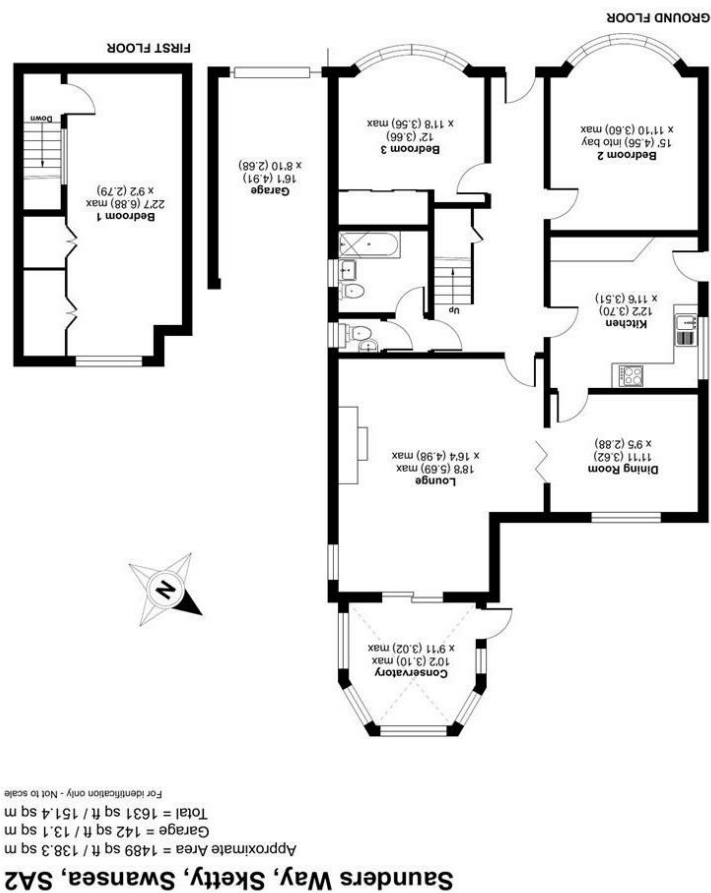
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



## EPC



## AREA MAP



## FLOOR PLAN



**35 Saunders Way**  
Derwen Fawr, Swansea, SA2 8AZ  
**Asking Price £385,000**





GENERAL INFORMATION

Dawsons are thrilled to present this spacious and versatile detached bungalow, perfectly positioned on the ever-popular Saunders Way in Derwen Fawr, just moments from the peaceful surroundings of Clyne Valley.

The accommodation is arranged on two floors with the ground floor comprising: welcomed by a bright entrance hallway leading to two front-facing double bedrooms, both beautifully lit through charming bay windows. The home offers a family bathroom, an additional WC, and a modern fitted kitchen/breakfast room complete with integrated appliances – ideal for morning coffees or evening meals.

The separate dining room adds flexibility to the living space, while the generous L-shaped lounge flows effortlessly into a sunny conservatory that enjoys serene views over the rear garden. Upstairs, the main bedroom offers privacy and potential as a peaceful retreat or guest accommodation.

Outside, the property boasts a neat lawned garden with pretty flower beds to the front, a private driveway leading to a single garage, and an easy-to-maintain rear garden that backs directly onto the picturesque Clyne Valley – a dream for those who love nature right on their doorstep.

Additional benefits include gas central heating (back boiler) and uPVC double glazing throughout. Offered with no upward chain, this is a fantastic opportunity to move straight in and make it your own.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

BEDROOM 2  
14'11" into bay x 11'9" max (4.56 into bay x 3.60 max)

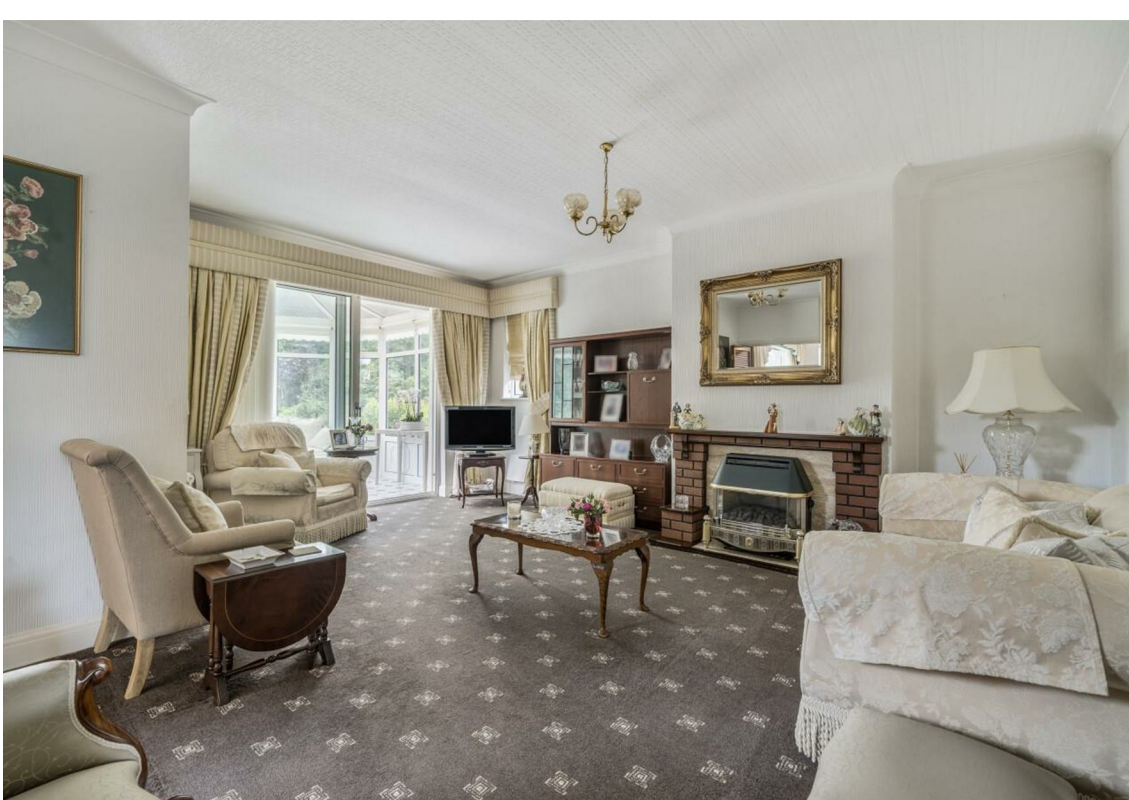
BEDROOM 3  
12'0" x 11'8" max (3.66 x 3.56 max)

BATHROOM

SEPERATE WC

KITCHEN  
12'1" x 11'6" (3.70 x 3.51)

DINING ROOM  
11'10" x 9'5" (3.62 x 2.88)



LOUNGE  
18'8" max x 16'4" max (5.69 max x 4.98 max)

CONSERVATORY  
10'2" max x 9'10" max (3.10 max x 3.02 max)

FIRST FLOOR

BEDROOM 1  
22'6" max x 9'1" (6.88 max x 2.79)

EXTERNAL

PARKING  
Driveway leading to a garage.

TENURE  
Freehold

COUNCIL TAX  
BAND F

EPC RATING  
EPC E

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

You are advised to refer to the Ofcom checker for information regarding mobile signal. There is no broadband connection at the property.

