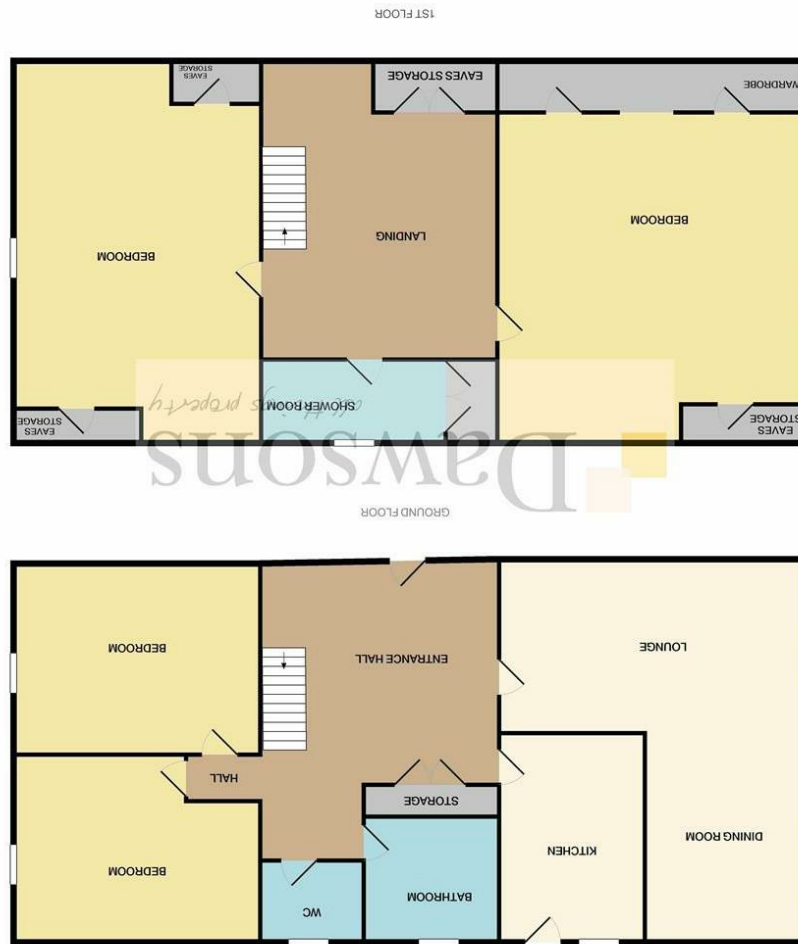


EPC

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 or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, rooms and any other areas are approximate and responsibility is taken by any prospective purchaser. The service, systems and equipment shown have not been tested and no guarantee, or no statement, is made in this plan for illustrative purposes only and should be used as such by any person. Measurements and dimensions shown are not to scale.



FLOOR PLAN

AREA MAP



96 Saunders Way
 Derwen Fawr, Swansea, SA2 8BH
Asking Price £355,000



GENERAL INFORMATION

Beautifully presented detached Dorma bungalow the property is well proportioned and offers a welcoming entrance hallway, lounge/ dining room, fitted kitchen, two double bedrooms and bathroom with separate w/c to the ground floor with a further two double bedrooms and shower room to the first floor. Benefits include UPVC double glazing, gas central heating, driveway, single garage with a wrap around garden. An ideal family home or downsize property. Offering easy access to Singleton Hospital & Park, Swansea Uni & Sketty Cross. Viewing is recommended to admire this property's great versatility, superb location and good sizeable plot. It would make an ideal family home within great school catchment. EPC - D.

FULL DESCRIPTION

ENTRANCE

Enter via uPVC double glazed glass panelled door into:-

HALLWAY

uPVC double glazed window to side, coved ceiling, picture rail, storage cupboard, radiator.

LOUNGE

18'4" x 11'9" (5.60m x 3.59m)

uPVC double glazed window to front, coved ceiling, alcoves, feature fireplace, with brick hearth and surround, radiator, opening into:-

DINING ROOM

11'7" x 9'5" (3.54m x 2.89m)

uPVC double glazed window to front, coved ceiling, serving hatch, radiator.

KITCHEN

11'5" x 10'9" (3.50m x 3.28m)

Fitted with a range of wall and base units with work surface over, set in with sink surface over, set in stainless steel sink and drainer with mixer tap, cooker point, plumbed for washing machine, part tiled walls, uPVC double glazed window to side, uPVC glass panelled door to side.



BEDROOM 1

13'0" x 11'8" (3.98m x 3.566m)

uPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM 2

11'8" x 9'9" (3.57m x 2.99m)

uPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM

Three piece suite comprising panelled bath, corner shower unit, pedestal wash hand basin, tiled walls, chrome wall mounted radiator, tiled flooring, uPVC double glazed window to side,

SEPARATE W.C.

Low level w.c., tiled walls, tiled flooring, uPVC double glazed window to side.

FIRST FLOOR

LANDING

Loft access, eaves storage.

BEDROOM 3

17'8" x 12'9" (5.39m x 3.89m)

uPVC double glazed window to front, eaves storage, fitted wardrobes, radiator.

BEDROOM 4

14'9" x 12'9" (4.51m x 3.89m)

uPVC double glazed window to rear, eaves storage, radiator.

SHOWER ROOM

Three piece suite comprising step in shower cubicle, low level w.c., pedestal wash hand basin, splash back tiles, airing cupboard housing boiler, uPVC double glazed window to side.

EXTERNAL

FRONT

Laid to lawn with mature shrubs, driveway and single garage.

SIDE

Patio garden with decorative stones and mature shrubs,

REAR

Enclosed rear garden laid to lawn, with bordered mature shrubs, patio area and rear access into garage.

