



248 Derwen Fawr Road
Sketty | Swansea | SA2 8EJ

FINE & COUNTRY

Nestled within an exclusive gated development, 248 Derwen Fawr Road is a substantial four-bedroom detached home, built to the highest standards by Edenstone in 2016. This prestigious property offers an exceptional lifestyle with its prime location just a short walk from the beachfront, spacious living areas, and an array of high-end features.

Derwen Fawr is a highly desirable location, offering excellent access to Swansea, Mumbles, and the stunning Gower Peninsula. Just two miles away, Mumbles boasts boutique shops, award-winning restaurants, and a charming seaside atmosphere, while Swansea city centre offers fantastic shopping, dining, and entertainment. The area is also well-connected with top-rated schools, scenic parks, and excellent leisure and healthcare facilities, making it an ideal place to call home.

Let us explore this impressive home in more detail...

This home has been beautifully designed using premium materials throughout, including oak doors and ground-floor underfloor heating. The exterior boasts a low-maintenance garden, complete with an undercover hot tub area for year-round relaxation. Additional features include an Anderson A2 EV charger, a comprehensive CCTV system, and a CDVI smart system for the gate intercom, allowing for seamless control of access functions.

Entrance

You enter into a bright and welcoming central hub, featuring carpeting and double-height ceilings with a window allowing an abundance of natural light. From here, you have access to the first-floor stairway with under-stairs storage, a study, and two steps leading up to the hallway, which provides entry to the lounge, family room, and kitchen. The CDVI system control panel is also conveniently located in this space.

Study

Situated at the front of the home, the study is a versatile and well-lit space with a large bay window that floods the room with natural light. Currently utilised as a study, this carpeted room can easily be adapted to suit a variety of needs.

Lounge

Positioned at the rear of the home, the lounge is a beautifully appointed space featuring double patio doors flanked by windows, offering outlooks of the garden. The room is carpeted and boasts a feature gas fireplace with a stunning stone surround, creating a cosy atmosphere.





Open-Plan Kitchen/Dining/Family Room

The kitchen is a true focal point of this home, featuring tiled flooring, spot and feature lighting, and dual-aspect windows that frame views of the garden. It is equipped with an array of wall and base units topped with granite worktops, housing high-end AEG appliances, including a Competence oven, microwave combi, and dishwasher. Additional highlights include a slimline wine cooler, a double stainless-steel sink with an adjustable tap, a CDVI system control panel, and a generous walk-in pantry with ample shelving.

At the heart of the kitchen is a stylish island, providing additional storage, an AEG four-ring induction hob, an AEG elevated extractor fan, a breakfast bar for three stools, and hidden power points. Adjacent to the kitchen, the dining area comfortably accommodates a large dining set, making it perfect for social gatherings. The space seamlessly flows into a cosy family room, which features carpeted flooring and double patio doors flanked by windows, allowing for plenty of natural light.

Utility Room

A practical addition to the home, the utility room offers extra storage units, a double stainless-steel sink with drainage, space for two under-counter appliances, tiled flooring, and an extractor fan. From here, you have access to a useful ground-floor WC and a side door leading to the front and rear of the home.

Ground Floor WC

The WC is fitted with a Roca WC, a Roca wash basin, tiled flooring, and a frosted window to the front.





Landing

Ascending the carpeted staircase with an elegant oak balustrade, you arrive at a spacious, carpeted landing bathed in natural light from a front-facing window. This area provides access to all four bedrooms, the family bathroom, and an airing cupboard with fitted shelving. A control panel for the CDVI system is also located here.

Bedroom Three

Situated to the front of the home, bedroom three is a generous double bedroom featuring a large bay window that invites plenty of natural light. This room offers ample space for a dressing or seating area, making it a highly adaptable space.

Bedroom Four

Located at the rear of the property, bedroom four is a beautifully carpeted double bedroom with a window overlooking the well-maintained garden.

Principal Suite

The principal bedroom is a spacious and luxurious sanctuary, featuring carpeting and a large rear-facing window. The room benefits from bespoke fitted wardrobes with hanging rails and shelving, as well as a separate walk-in dressing area with additional bespoke wardrobes. The en-suite is a lavish space, complete with a Roca WC, feature twin wash basins, a large walk-in rainfall shower, a feature bath with a waterfall tap, a heated towel rail, two shaving points, tiled flooring, part-tiled walls, spotlighting, an extractor fan, and a frosted window.

Family Bathroom

The well-appointed family bathroom includes a Roca WC, a Roca wash basin, a walk-in rainfall shower, a fitted bath, a heated towel rail, an extractor fan, spotlighting, tiled flooring, part-tiled walls, and a frosted window to the side.

Bedroom Two with En-Suite

Located at the front of the home, bedroom two is a bright and spacious room with a large front-facing window and a Juliet balcony, allowing for plenty of natural light. This carpeted room also offers space for a dressing, seating, or study area. The en-suite includes a Roca WC, a Roca wash basin, a walk-in rainfall shower, a heated towel rail, spotlighting, an extractor fan, part-tiled walls, tiled flooring, and a Velux window.





Double Garage

The property also features a desirable double garage, which provides excellent workshop space. It benefits from an electric up-and-over door, power and lighting, CCTV, and an additional rear pedestrian door.

Step Outside...

The rear garden features a beautifully maintained brick-paved patio area that wraps around the property. A pedestrian gate ensures a secure, family-friendly environment. Steps lead up from the patio to a level lawn, bordered by raised flower beds, with a stunning red cedar tree as a focal point. An undercover hot tub area boasts a luxury six-person smart hot tub with changeable colour lighting and Bluetooth connectivity.

To the front, a generous brick-paved driveway provides ample parking and includes an Anderson A2 EV charger. Raised flower beds add an attractive finishing touch to this well-kept exterior.



Local Area

Derwen Fawr is a highly sought-after area due to its excellent access to Swansea, Mumbles, and the breathtaking Gower Peninsula. The charming village of Mumbles, located just two miles away along the picturesque waterfront promenade, is renowned for its boutique shops, award-winning restaurants, and traditional seaside charm. In the opposite direction, Swansea city centre offers a vibrant mix of shopping, dining, and entertainment options, including the Swansea Grand Theatre and the National Waterfront Museum.

The area is well-served by reputable schools, including Olchfa Comprehensive and St Michael's School, making it a fantastic choice for families. For leisure and recreation, Clyne Gardens and Singleton Park provide beautiful green spaces, while Swansea's Olympic-sized pool and sports village cater to fitness enthusiasts. Singleton Hospital, just a short drive away, ensures excellent healthcare facilities, and convenient transport links provide easy access to the M4 and surrounding areas.

Additional Property Information

Freehold

Tax Band - I

Gas/Electric

Mains Water - Meter

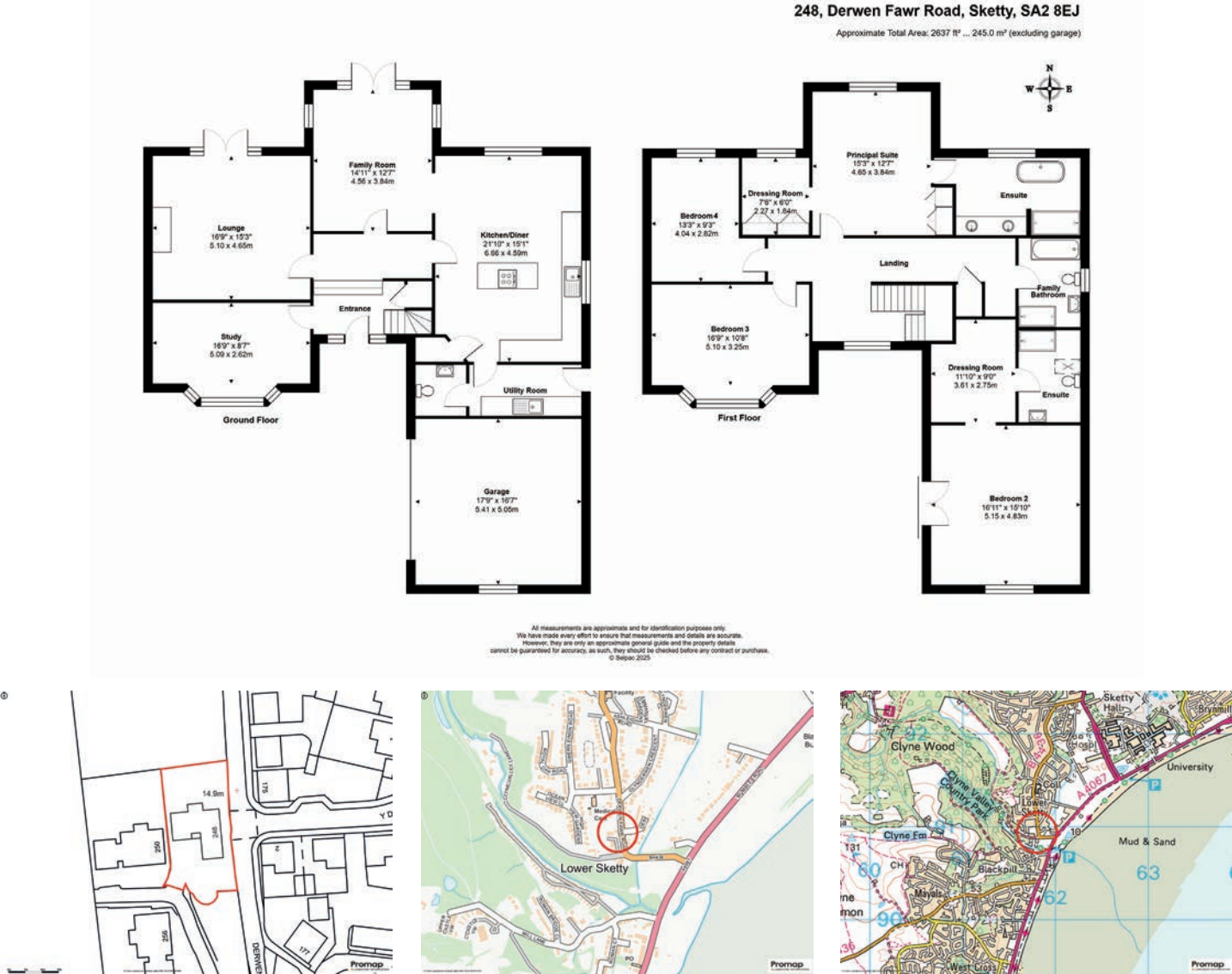
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Fine & Country
Tel: +44 (0)1792 367301
swansea@fineandcountry.com
77 Newton Road, Mumbles SA3 4BN

