

70 Derwen Fawr Road, Sketty, Swansea, SA2 8AQ



An architecturally significant home, brought to the market for the first time in forty years.

The property offers spacious accommodation which is flooded with natural light, with five bedrooms and two reception rooms. Many of the original features and finishes remain in the property and the living spaces have a wonderful creating a lovely balance between open plan living and practicality.

The property enjoys a superb balcony across the front of the house which offers beautiful views across the rooftops to Swansea Bay and Mumbles. These views can be enjoyed from both reception rooms. The kitchen dining room is modern and is connected to a separate utility area.

All the bedrooms are a good size, as is the family bathroom, and the master bedroom has an ensuite bathroom.

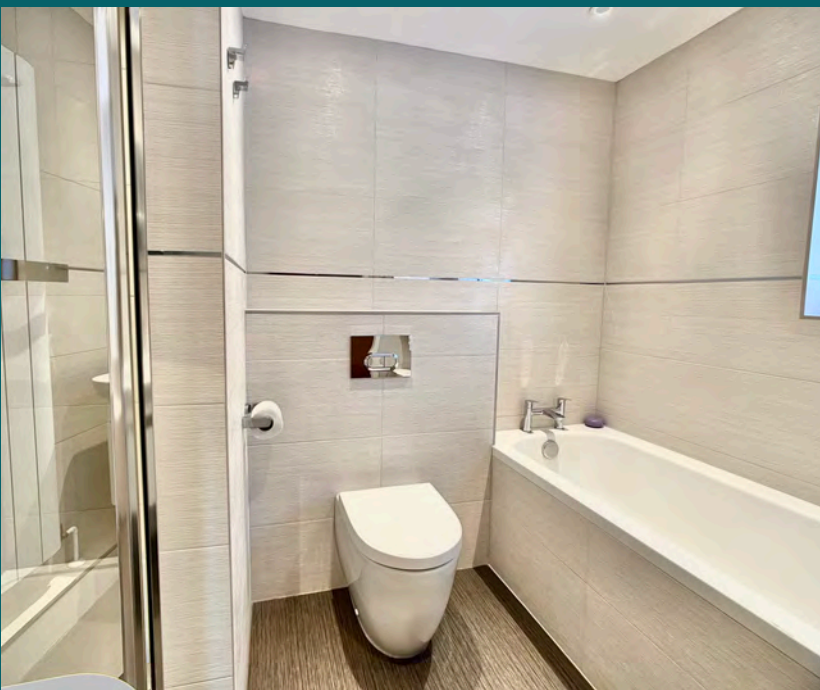
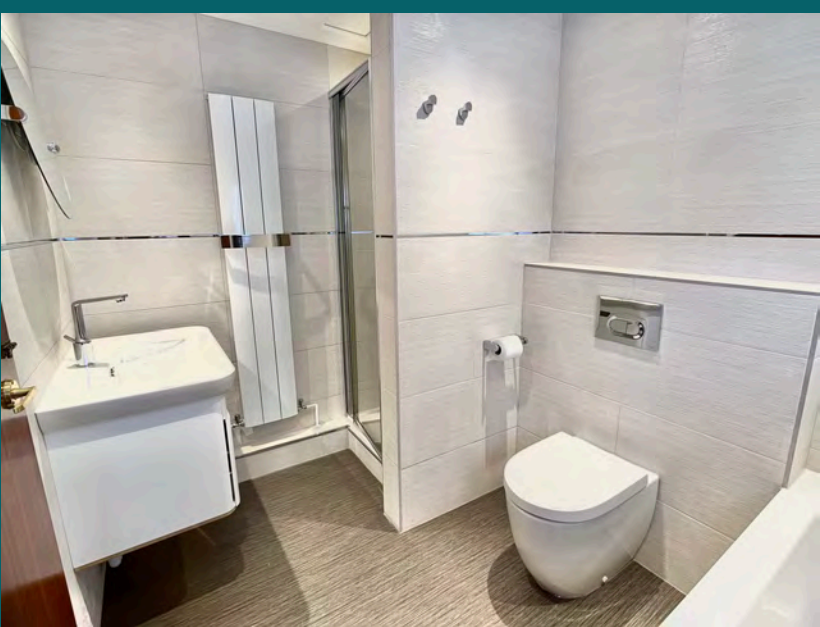
Externally there is a double garage with off street parking to the rear of the house and more parking and pretty south facing gardens to the front of the house.



£550,000
FREEHOLD











The property is FREEHOLD

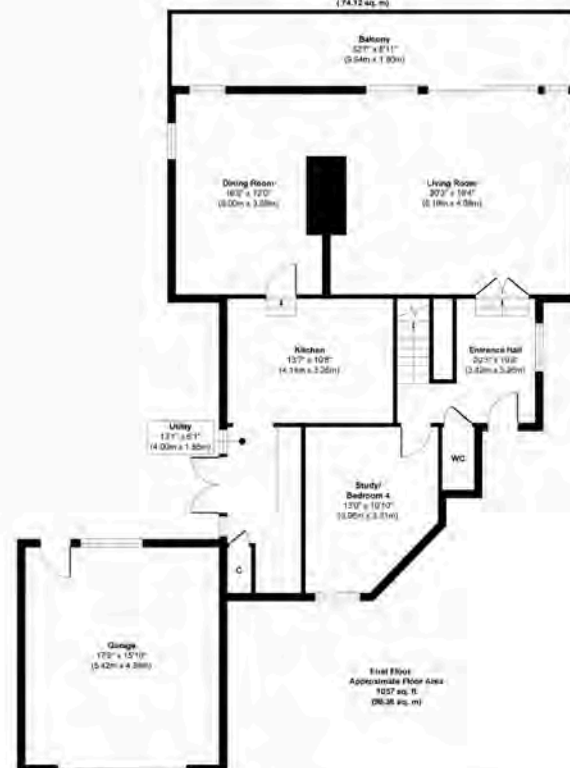
Council Tax Band G (£2,971)

All mains services are connected to the property and the central heating is fuelled by a gas boiler.

The Energy Rating is: D



70 Derwen Fawr Road



Approx. Gross Internal Floor Area 1834 sq. ft / 170.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The property can be accessed via Derwn Fawr Road to the front or there is a lane off Cherry Grove which leads to the rear of the property where the garage is situated and a couple of parking spaces.

Entering through the front door, there is a bright and spacious hallway with stairs leading down to the bedrooms. Also accessed from the hallway is the kitchen, bedroom four, a WC and there are two steps up, through double doors into the living room. A lovely room with floor to ceiling windows across the front elevation and sliding doors leading onto the balcony with wonderful sea views towards Mumbles. The ceiling and chimney breast are the original wood panelling and the living room is open to the dining room which in turn leads back to the kitchen breakfast room.

The kitchen is modern and well designed and is open to a utility area. From here there are French Windows that lead out to a sun terrace.

On the lower floor there is another hallway, with a second external door. Here there are four further bedrooms, all doubles except bedroom five which is a good sized single room. The master bedroom has built in wardrobes across one wall and a modern ensuite bathroom. The family bathroom is an excellent size and is the original suite and finish, which has lasted the test of time perfectly.

Externally there are pretty gardens surrounding the house. A double garage and parking to the rear.



This is a wonderful location just off the sea front in Sketty, and only 0.5 miles from Singleton Park or 1.5 miles from Clyne Gardens and only 3.1 miles from Oysterwharf in Mumbles village. The sea front promenade is just over 0.5 miles and offers a flat walk around the beautiful bay into Mumbles or towards Singleton Park and Swansea beyond.

Other wonderful things to do that are almost on the doorstep include, Mumbles Nature Reserve and The Coastal Path, Clyne Castle offers every opportunity to walk out into nature.

Local beaches include Swansea Bay, Limeslade Bay and Bracelet Bay (4 miles) and Langland Bay (3.8 miles).

This location also offers superb access to Mumbles Road for commuting into Swansea and the M4 beyond, and of course access to all the beaches Gower has to offer!



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.



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