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248 Derwen Fawr Road, Sketty

Offers Over £1,100,000

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Quote reference DS1317 when enquiring.

Set within an exclusive gated enclave in the sought-after Derwen Fawr area of Sketty, this distinguished detached residence blends contemporary design with understated luxury. Built in 2016 to an exceptional specification, the home offers over 2,700 sq ft of versatile living accommodation designed for modern executive living. An Elegant Modern Home.

The property opens into an impressive entrance hallway that immediately sets the tone for the home's refined style. A series of generous reception spaces create a seamless flow for both entertaining and family life. The heart of the home is an expansive open-plan kitchen, dining and family area, filled with natural light and finished to a superb standard. Sleek cabinetry, a central island and premium granite worktops make this an inviting and social space, perfect for relaxed gatherings or formal dining alike. A separate lounge offers a quieter retreat, while a dedicated study or snug provides flexibility for home working or additional living space. High-quality finishes, oak doors, and underfloor heating enhance the sense of comfort and craftsmanship throughout.

Upstairs, four double bedrooms include a luxurious principal suite with a dressing area and private en-suite bathroom. The additional bedrooms are generously proportioned and supported by stylish family and guest bathrooms, all presented to an impeccable standard.

Outdoor Living, Location & Lifestyle:

To the rear, a landscaped rear garden provide a calm and private setting, featuring a level lawn, a paved terrace for al-fresco dining, and mature planting that frames the space beautifully. A double garage and ample driveway parking complete the external amenities, ensuring practicality matches elegance.

Prized for its peaceful setting, tree-lined avenues, and proximity to both the coastline and city centre, this property is set within one of the most desirable local postcodes.



248 Derwen Fawr Road, Sketty, SA2 8EJ

Approximate Gross Internal Area
3025 sq ft - 281 sq m



GROUND FLOOR

FIRST FLOOR

For illustrative Purposes Only.

- Quote reference DS1317 when enquiring.
- Prestigious Location
- Multiple Receptions
- Four Double Bedrooms
- Exceptional Connectivity
- Exclusive Gated Development
- Spacious Detached Property
- Elegant Kitchen
- Integral Double Garage
- Freehold



Energy performance certificate (EPC)

248, Derwen Fawr Road
SA2 8EJ

Energy rating
B

18/01/18

23 February 2018

Certificate number: 2318-4696-7702-4724-4699

Property type

Detached house

Total floor area

259 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can need [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachmentatachment/361000/energy-efficiency-ratings-and-guidance.pdf) (<https://www.gov.uk/government/uploads/system/uploads/attachmentatachment/361000/energy-efficiency-ratings-and-guidance.pdf>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current

Potential

B

B

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60