



177 Derwen Fawr Road, Derwen Fawr, Swansea, SA2 8ED

£650,000

Nestled in a highly sought-after location, this stunning property spans three generously proportioned floors, offering an exquisite living experience. The residence boasts to the ground floor two elegant reception rooms, a bright and welcoming conservatory, a spacious kitchen/breakfast room, a convenient utility room, and a cloakroom ensuring a harmonious blend of style and functionality.

Featuring five bedrooms, two of which come with en-suite facilities, this home provides ample space for the entire family. Additionally, a well-appointed family bathroom enhances the comfort and convenience of daily living.

The property includes a double detached garage, perfect for safeguarding your vehicles, and off-road parking for added convenience. At the front of the house, you'll be greeted by enchanting woodland views, creating a serene and tranquil atmosphere. The enclosed rear garden is a true highlight, showcasing a variety of mature shrubs and vegetation, as well as inviting decked and lawned areas, ideal for relaxation and outdoor entertainment.

This property represents the epitome of luxurious living in a coveted location, offering an exceptional blend of modern amenities, natural beauty, and space for the entire family to enjoy.

Location

This charming property boasts an enviable location next to Clyne Country Park and Gardens, offering residents easy access to nature and scenic walks. Situated within walking distance of Swansea Bay foreshore, residents can enjoy seaside strolls and beach activities. The property is also conveniently close to Swansea University, home to the Taliesin Theatre, providing cultural and entertainment opportunities. Additionally, it is near the National Swimming Pool of Wales and Tennis Centre, ideal for fitness enthusiasts. Families will appreciate the catchment area for highly regarded schools such as Olchfa, Bishopston, and Bishop Gore. Commuting is made easy with a regular bus route to Swansea city centre, Mumbles, and the stunning Gower Peninsula, ensuring residents can explore the region's beauty effortlessly.

The Accommodation Comprises

Ground Floor

Entrance

Via front door with stained glass panels to entrance hall.

Entrance Hall

Staircase to the first floor, storage cupboard, tiled flooring, radiator.

WC



A white suite with low level w/c and wash hand basin. part tiled walls, tiled flooring, radiator.

Lounge 19'1" x 11'3" (5.82m x 3.43m)



Double glazed bay window to the front, double glazed window to the side, double glazed doors with side panels to the conservatory. Fitted carpet, two radiators.

Conservatory



Double glazed windows and doors to the side and rear, glazed roof, laminate flooring, ceiling spotlights.

Dining Room 10'10" x 10'8" (3.31m x 3.24m)



Double glazed window to the front, fitted carpet, radiator.

Kitchen/Breakfast Room 10'5" x 17'0" (3.18m x 5.17m)



Fitted with a range of matching wood effect wall and base units with granite worktops over. Inset one and half bowl sink with mixer tap. Integrated double electric oven and five burner gas hob with stainless steel chimney style extractor hood. Built in dishwasher and fridge/freezer. Double glazed window and door with side panels to the rear, skylight, tiled flooring, ceiling spotlights, radiator.

Utility Room 5'1" x 7'3" (1.55m x 2.22m)



Fitted with a range of matching wood effect wall and base units with granite worktops over. Inset stainless steel sink with mixer tap. Built in washing machine and tumble dryer. Door to the side, tiled flooring, ceiling spotlights.

First Floor

Landing

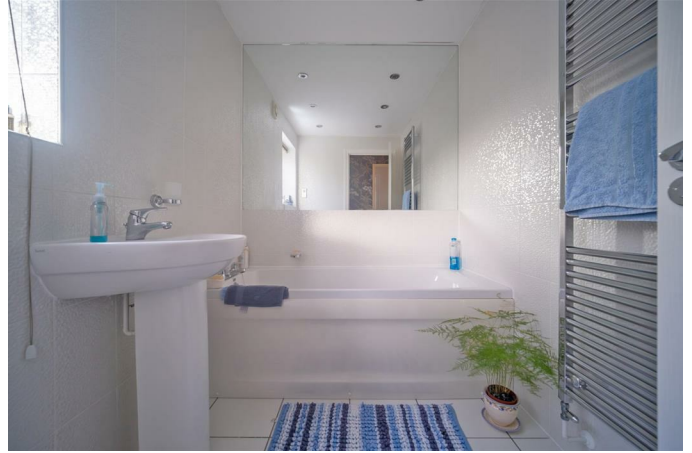
Staircase to the second floor.

Master Bedroom 19'1" x 11'3" (5.82m x 3.43m)



Double glazed windows to the front and side, two fitted wardrobes, fitted carpet, radiator.

En-suite Bathroom



A white three piece suite comprising; panelled bath, wash hand basin and low level w/c. Frosted double glazed window to the rear, heated towel rail, tiled walls and flooring, ceiling spotlights.

Bedroom 2 14'3" x 11'0" (4.34m x 3.35m)



Double glazed windows to the front and side, two fitted wardrobes, fitted carpet, radiator.

En-suite Shower Room



A white three piece suite comprising; double shower cubicle, wash hand basin and low level w/c. Frosted double glazed window to the rear, tiled walls and flooring, heated towel rail, ceiling spotlights.

Bedroom 3 7'6" x 7'0" (2.29m x 2.14m)



Double glazed window to the front, fitted carpet, radiator.

Second Floor

Landing

Storage cupboard.

Bedroom 4 19'1" x 11'0" (5.82m x 3.35m)



Double glazed windows to the front, side and rear, fitted carpet, radiator.

Bedroom 5 19'1" x 11'3" (5.82m x 3.43m)



Double glazed windows to the front, side and rear, fitted carpet, radiator.

Bathroom



A white three piece suite comprising; panelled bath, wash hand basin and low level w/c. Tiled walls and flooring, heated towel rail, ceiling spotlights.

Double Garage



Large double garage with power and light, up and over doors.

External



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Tenure

Freehold

Council Tax Band H Band: £3,565 (min)

Services, mains, gas, electric and water with meter.

Mobile Coverage, EE, Vodafone, Three, O2

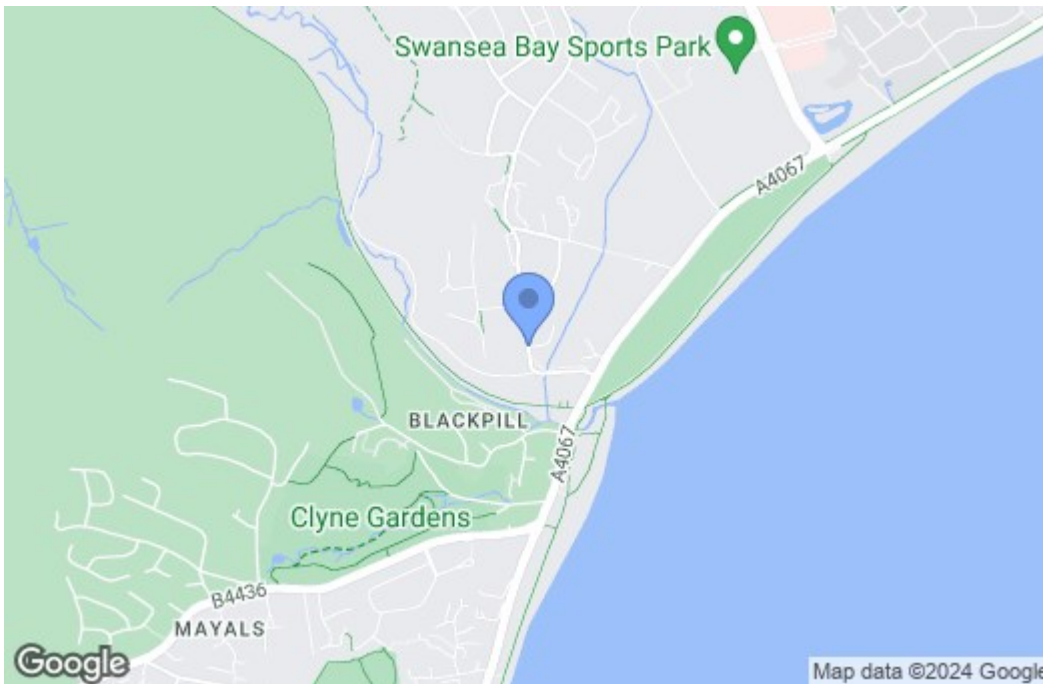
Broadband Basic 9 Mbps, Superfast 66 Mbps

Satellite / Fibre TV Availability, BT, Sky, Virgin

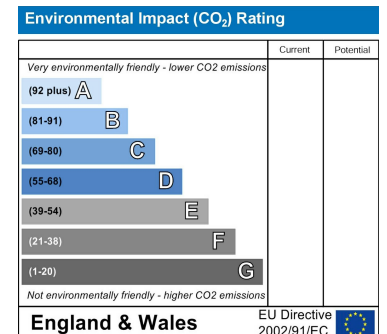
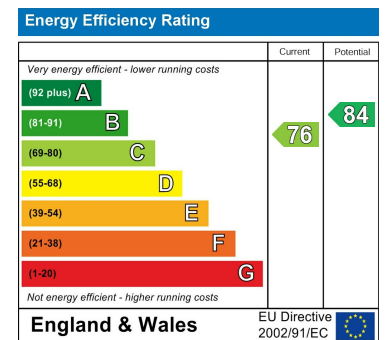
Floor Plan



Area Map



Energy Efficiency Graph



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