



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

**£650,000**

This beautiful five-bedroom family home offers 1851 square feet spread over three generously proportioned floors. Located in the highly sought-after area of Derwen Fawr, Swansea, it is conveniently situated within walking distance to the Promenade from where you can enjoy views of the whole of Swansea Bay. This location provides easy access to the City centre and to Mumbles. A family favourite, Blackpill Lido is on your doorstep as is Clyne Country Park, Clyne Botanical Gardens and the Clyne Valley Cycle Route. Singleton Park, Singleton Hospital, Swansea University, the Taliesin Theatre and the National Swimming Pool are all within about a mile radius. The area is known for its good schools. This home boasts an ideal location making it perfect for families. The ground floor features a welcoming hallway, cloakroom, kitchen/breakfast room, utility room, formal dining room, and a lounge that leads into the conservatory, allowing you to enjoy the beautiful rear garden. The first floor comprises three bedrooms, two of which have en-suite facilities, providing comfort and convenience. The second floor offers flexible accommodation to suit your own needs, featuring a family bathroom and two additional bedrooms that can be utilised as reception rooms or playrooms, offering versatile living space for a growing family. Externally, the front aspect offers woodland views and a range of wildlife to enjoy. The property, accessed via a shared private driveway, includes a double detached garage with heating and lighting, and has side-entry to the rear garden. The enclosed rear garden is a true highlight, beautifully landscaped with a well-maintained lawn, paved pathways, decking area and steps leading to a raised seating area with mature shrubs, flowers, and a tiny garden pond. Viewing is a must to truly appreciate this stunning home

### Location

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### 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)



The lounge features a bright and inviting atmosphere, highlighted by a double glazed bay window at the front and an additional double glazed window to the side, allowing ample natural light to fill the space. The room seamlessly extends into the conservatory through double glazed doors, complete with side panels, ensuring a continuous flow of light and accessibility. Complemented by a fitted carpet and two radiators this room is an ideal spot for relaxation and gatherings.

### Another Aspect Of The Lounge



### Conservatory



The conservatory with a glazed roof is a tranquil retreat, with double glazed windows that offer stunning views of the beautiful garden, bringing the outdoors in. Double glazed doors to the side and rear provide easy access to the lush greenery, making it perfect for entertaining. Laminate flooring and ceiling spotlights. An ideal setting for relaxation and enjoyment.

### Another Aspect Of The Conservatory



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



The formal dining room, which can alternatively serve as an additional sitting room, is a versatile space. A double glazed window to the front floods the room with natural light, fitted carpet and a radiator.

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



A modern and functional space, beautifully fitted with a range of matching wood effect wall and base units topped with elegant granite worktops. An inset one and a half bowl sink with a mixer tap enjoys a picturesque garden view through the double glazed window. Cooking is a delight with the integrated double electric oven, five burner gas hob, and a sleek stainless steel chimney-style extractor hood. Additional conveniences include a built-in dishwasher and fridge/freezer. A double glazed door with side panels leads to the rear, inviting natural light through a skylight. The room is completed with tiled flooring, ceiling spotlights, and a radiator

### Another Aspect Of The Kitchen/Breakfast Room



### Another Aspect Of The Kitchen/Breakfast Room



### 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)

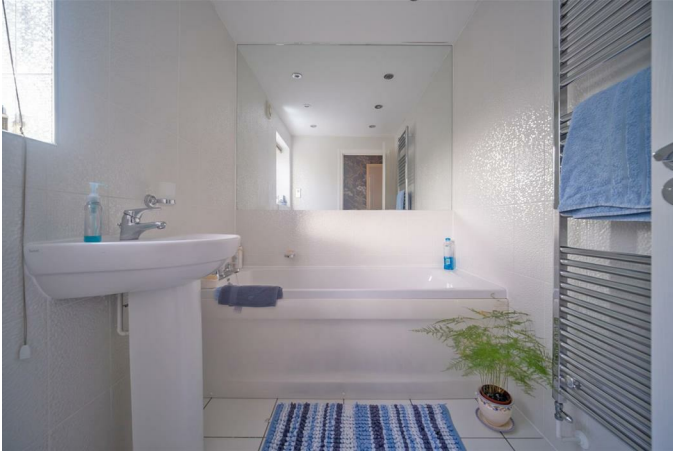


The master bedroom is a spacious retreat, featuring double glazed windows to the front and side. It boasts two fitted wardrobes, providing ample storage space. Fitted carpet, radiator and an en-suite bathroom adds a touch of luxury and convenience, making this master bedroom a perfect personal haven.

### Another Aspect Of The Master Bedroom



### 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)



A bright and comfortable space, featuring double glazed windows to the front and side. It includes two fitted wardrobes, offering generous storage solutions while keeping the room organized and tidy. Fitted carpet, radiator and additionally, the convenience of an en-suite bathroom enhances the appeal of this well-appointed bedroom.

### Another Aspect Of Bedroom2



### 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

The second floor of this home offers flexible accommodation, perfect for various lifestyle needs. It includes a bathroom and two additional bedrooms, one of which could easily be utilised as a reception room, making it an ideal space for teenagers or adults seeking their own retreat. This versatile layout provides ample opportunities for customisation. The thoughtful design ensures that this floor can adapt to the evolving needs of your family.

### Landing

Storage cupboard.

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



The top floor bedroom is a stunning and light-filled sanctuary, featuring full height double glazed windows at the front, complemented by additional double glazed windows at the side and rear. This panoramic glazing ensures the room is bathed in natural light throughout the day and offers views over the woodland. Fitted carpet, radiator.

#### Another Aspect Of Bedroom 4

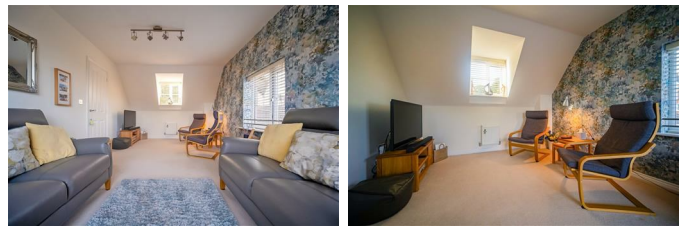


### Bedroom 5 19'1" x 11'3" (5.82m x 3.43m)



Featuring a full height double glazed window at the front, complemented by additional double glazed windows at the side and rear, fitted carpet, radiator.

#### Another Aspect Of Bedroom 5



### Bathroom



A white three piece suite comprising; pannelled 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



Externally, the front aspect offers woodland views and a range of wildlife to enjoy. The property, accessed via a shared private driveway, includes a double detached garage with heating and lighting, and has side-entry to the rear garden.

The enclosed rear garden is a true highlight, beautifully landscaped with a well-maintained lawn, paved pathways, decking area and steps leading to a raised seating area with mature shrubs, flowers, and a tiny garden pond a great space for the entire family to enjoy.

## External



## External



## Tenure

Freehold

Council Tax Band H Band: £3,565 (min)

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

Mobile Coverage, EE, Vodafone, Three, O2

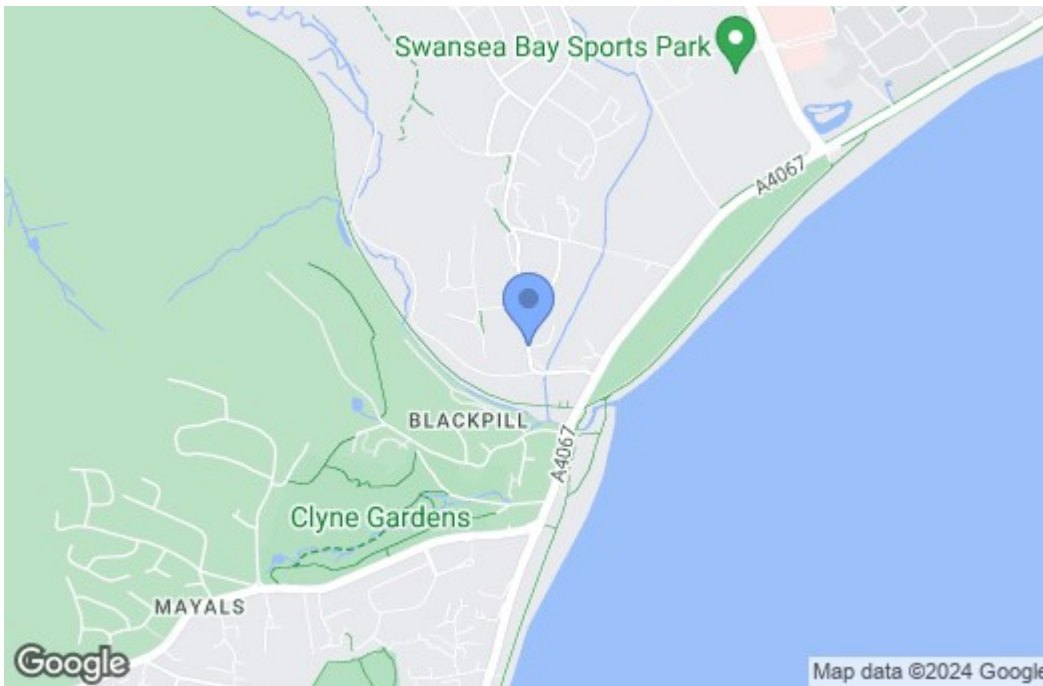
Broadband Basic 9 Mbps, Superfast 66 Mbps

Satellite / Fibre TV Availability, BT, Sky, Virgin

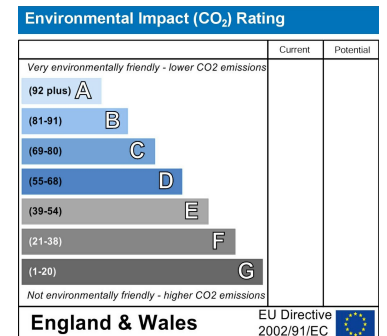
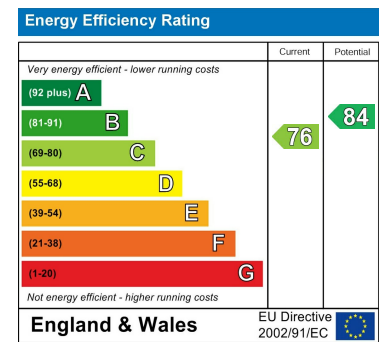
## Floor Plan



## Area Map



## Energy Efficiency Graph



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