



5 Y Deri, Derwen Fawr, Swansea, SA2 8ET

£590,000

Presenting a delightful opportunity, this well presented four-bedroom detached property is now available in the highly sought-after area of Derwen Fawr. Boasting an enviable location with convenient access to the seafront, Sketty Village, Mumbles, Singleton Hospital and Swansea University, this home is also within close proximity to local shops, amenities and falls within excellent school catchments.

The ground floor accommodation comprises a welcoming hallway, a cosy sitting room, a convenient WC, a spacious kitchen/dining room and a practical utility room, providing ample space for modern family living.

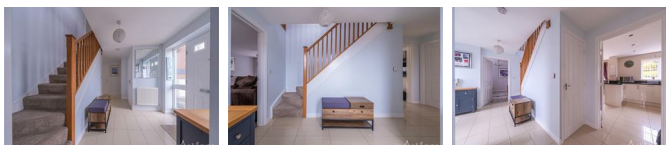
Upstairs, the property offers four well-appointed bedrooms, including a master bedroom with a bathroom en-suite and bedroom two with an en-suite shower room, along with an additional family bathroom.

Externally, the property features a driveway and a double garage at the front fitted with electric charging port, with steps leading up to the entrance and a neatly manicured lawn area. At the rear, a generously sized enclosed garden awaits, complete with a patio area perfect for outdoor dining and entertaining, along with steps leading to a lush lawn adorned with mature shrubs.

This impressive home offers a perfect blend of comfort, convenience and style, making it an ideal choice for families seeking a luxurious lifestyle in Derwen Fawr.

The Accommodation Comprises

Hallway 6'9" x 7'3" (2.08m x 2.22m)



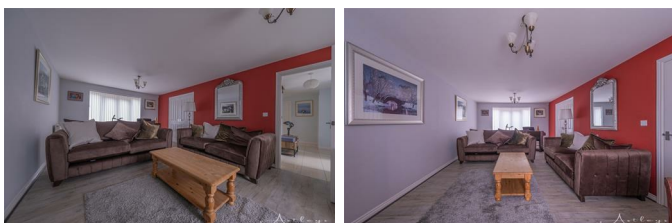
Entered via front door, staircase leading to the first floor, under stairs storage, tiled flooring, radiator.

Sitting Room 23'3" x 12'7" (7.09m x 3.83m)



This versatile space, featuring box double glazed window to the front with natural light floods the room, creating a bright and welcoming atmosphere. Additionally, double doors leading to the rear garden provide easy access to outdoor spaces, seamlessly blending indoor and outdoor living. Laminate flooring adds a touch of modernity and durability to the room, ensuring easy maintenance and longevity. Two radiators ensure the space remains comfortably heated.

Another Aspect Of The Sitting Room



WC 3'1" x 6'10" (0.96m x 2.10m)



Fitted two piece suite comprising wash hand basin and WC. Part tiled walls, tiled flooring, radiator.

Office 7'10" x 10'6" (2.38m x 3.20m)



Double glazed window to front, fitted carpet, radiator.

Kitchen/Dining Room 11'6" x 21'7" (3.50m x 6.58m)



This stylish kitchen is adorned with a tastefully coordinated range of base and eye level units, offering ample storage space while exuding a sense of elegance. The sleek worktops provide practical surfaces for food preparation and cooking tasks, complemented by a stainless steel bowl sink for added functionality and durability. Equipped with modern conveniences, the kitchen boasts a built-in integrated dishwasher, as well as provision for a fridge/freezer. An electric range cooker with a gas hob with extractor hood over. Natural light filters through the double glazed window to the rear, illuminating the space and creating a bright, inviting atmosphere. Double doors lead seamlessly to the rear garden, a radiator ensures optimal comfort, maintaining a cosy ambiance throughout the space, tiled flooring adds a touch of sophistication to the kitchen.

Another Aspect Of The Kitchen/Dining Room



Utility Room 6'0" x 5'8" (1.83m x 1.72m)



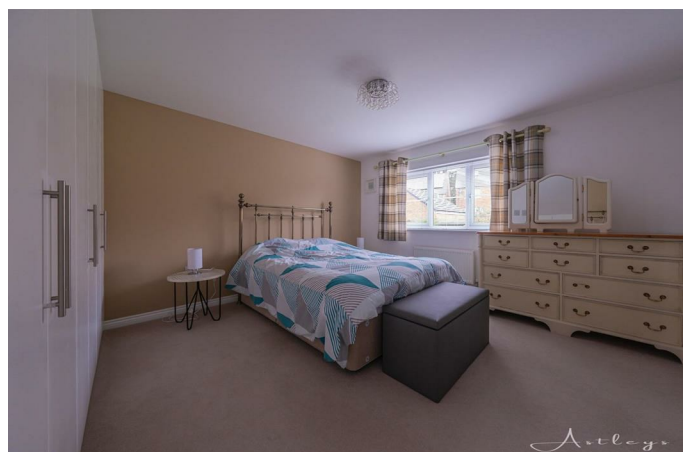
Fitted with a matching range of base and eye level units one housing the boiler, stainless steel sink unit, plumbing for washing machine, tiled flooring, radiator.

Landing 6'9" x 18'4" (2.08m x 5.60m)



Double glazed window to front, fitted carpet.

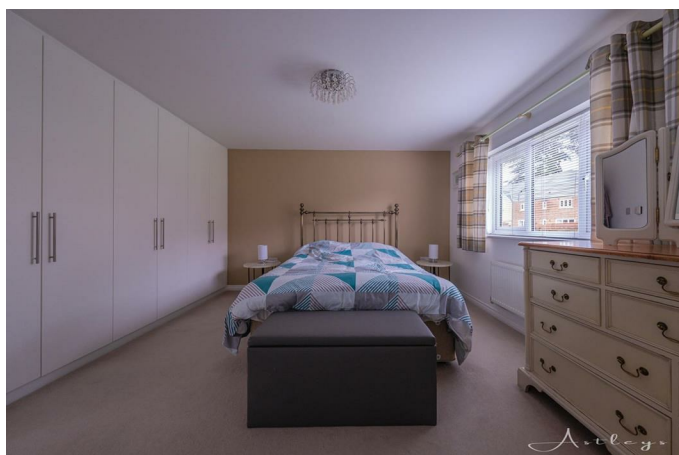
Master Bedroom 13'6" x 12'7" (4.12m x 3.83m)



This inviting bedroom features a double glazed

window overlooking the rear, allowing natural light to fill the space and offering a tranquil view of the surroundings. Thoughtfully designed fitted wardrobes provide ample storage solutions, fitted carpeting adds warmth and comfort underfoot, a radiator ensures the room remains comfortably heated.

Another Aspect Of The Master Bedroom



En-suite Bathroom 11'5" x 4'11" m (3.50m x 1.51 m)



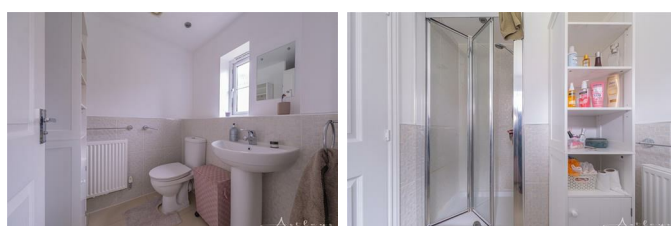
This well-appointed bathroom boasts a luxurious four-piece suite, offering both indulgence and functionality. The centre piece of the room is a spacious bath, adjacent to the bath is a convenient shower cubicle, completing the suite are a wash hand basin and WC. A frosted double glazed window to the rear allows natural light to filter into the space while maintaining privacy, part tiled walls add a touch of sophistication to the room, tiled flooring offers durability and easy maintenance additionally, a radiator ensures the room remains comfortably heated, creating a welcoming atmosphere.

Bedroom 2 11'6" x 10'4" (3.50m x 3.16m)



Double glazed window to rear, storage cupboard, fitted carpet, radiator.

En-suite Shower Room 8'2" x 5'7" (2.49m x 1.72m)



This tastefully appointed en-suite features a convenient three-piece suite, offering both functionality and style. The focal point of the room is a modern shower cubicle, a wash hand basin and WC. A frosted double glazed window to the rear allows natural light to filter into the space while maintaining privacy. Part tiled walls enhance the aesthetic appeal of the room with tiled flooring.

Bedroom 3 9'3" x 12'6" (2.82m x 3.83m)



Double glazed window to front with stunning sea views, fitted carpet, radiator.

Bedroom 4 6'11" x 12'6" (2.12m x 3.82m)



Double glazed window to front with beautiful sea views, fitted carpet, radiator.

Bathroom 6'9" x 6'7" (2.08m x 2.01m)



This elegant bathroom is fitted with a refined three-piece suite, offering both functionality and sophistication. The focal point of the room is a bath with a convenient shower over, a sleek wash hand basin and WC. A frosted double glazed window to the side allows natural light, with part tiled walls and tiled flooring, completing the ensemble, a radiator ensures the room remains comfortably heated.

External

Located at the front of the property, a spacious driveway provides parking for up to three cars additionally, there is a double garage with electric charging port. Welcoming steps lead up to the entrance of the property, creating an inviting approach and adding to the kerb appeal.

Garage

Two up and over doors, with electric charging port.

Rear Garden



At the rear of the property lies a generously proportioned enclosed garden, offering ample space for outdoor activities and relaxation. A patio area provides a charming setting with steps to a lush lawn with mature shrubs.

Rear Garden



Another Aspect Of The Rear Garden



Ariel Views for the Sea Front



Ariel Views



Agents Notes

Tenure - Freehold

Council Tax Band - G

Services -

Mobile Coverage- EE Vodafone O2 Three

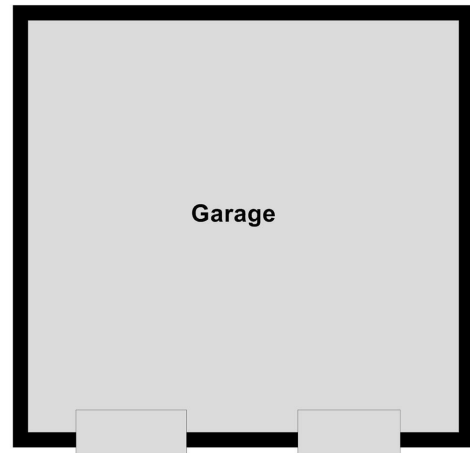
Broadband - Basic 9 Mbps Superfast 70 Mbps

Satellite / Fibre TV Availability -BT Sky

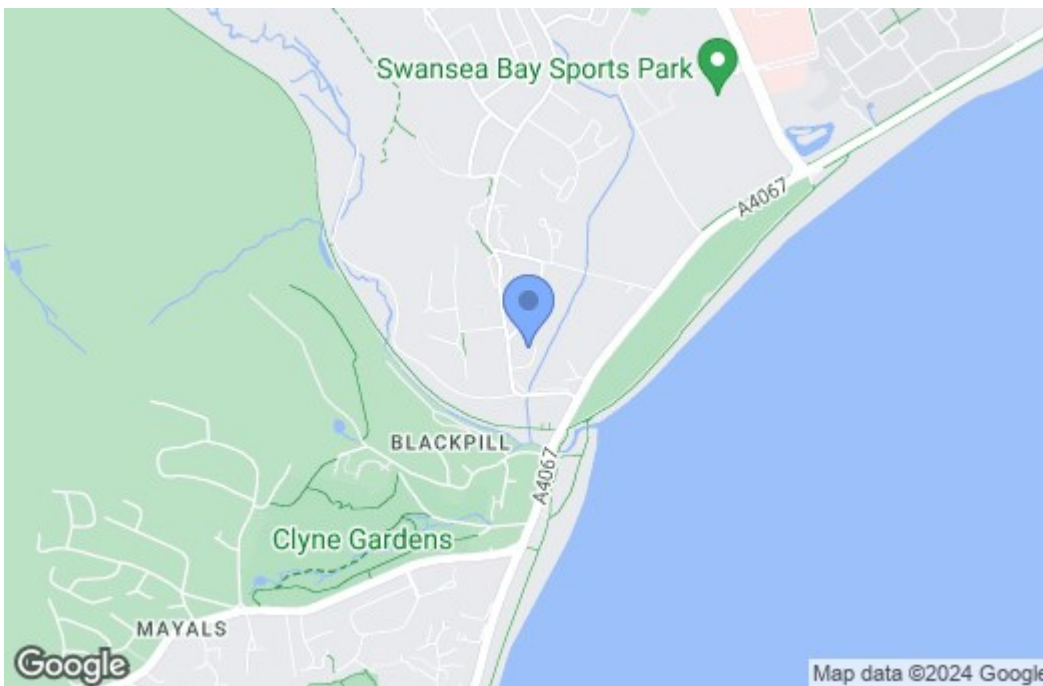
Floor Plan



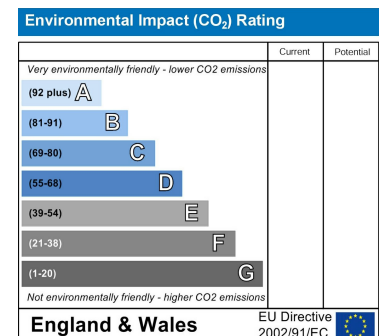
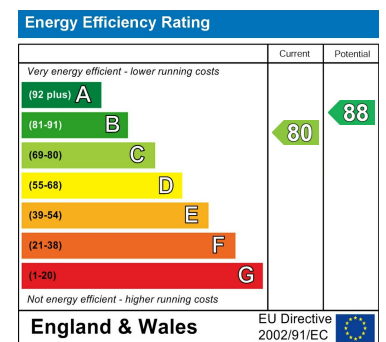
Garage



Area Map



Energy Efficiency Graph



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