



6 Beech Tree Lane, Derwen Fawr, Sketty, Swansea, SA2 8AE

£585,000

Nestled in the charming Beech Tree Lane, Derwen Fawr, this detached dormer style property is a true gem waiting to be discovered. Boasting 2 reception rooms and 5 bedrooms, this house offers ample space for comfortable living. As you step inside, you are greeted by an entrance hall, dining room, kitchen/breakfast room and a formal lounge that exudes elegance. The lounge features three sets of double doors opening to the rear patio, seamlessly blending indoor and outdoor living. The ground floor comprises 2 bedrooms, a bathroom and a separate WC, providing convenience and privacy. Ascend to the first floor to find 2 more bedrooms, along with a fifth bedroom or a versatile space that can be used according to your needs, accompanied by a shower room. Outside, the property impresses with a driveway, garage and a rear garden that is a true sanctuary. A paved patio extends from the lounge, creating an ideal setting for outdoor dining. A tranquil garden pond adds a touch of serenity, while a secret garden beckons with winding pathways, mature shrubs, and trees, offering a secluded escape within the property. Don't miss the opportunity to make this house your home, where every corner is filled with potential for creating lasting memories.

The Accommodation Comprises

Ground Floor

Entrance Hall

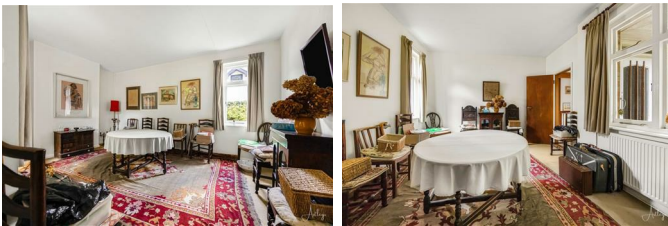


Entered via door to front with two side panels, radiator, staircase to first floor.

WC

Fitted with a two piece coloured suite wash hand basin and WC. Window to front.

Dining Room 16'3" x 11'6" (4.95m x 3.50m)



Two windows to side, radiator.

Kitchen/Breakfast Room 17'10" x 9'10" (5.45m x 3.01m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit with tiled

splashbacks. Built-in eye level electric oven, four ring electric hob. Two storage cupboards, radiator, floor mounted boiler, windows to side and rear, stable door to side leading to the rear garden.

Another Aspect Of The Kitchen/Breakfast Room



Lounge 13'11" x 18'9" (4.25m x 5.71m)



The formal lounge is an elegant and inviting space, highlighted by three sets of double doors that open gracefully onto the rear patio, offering seamless indoor-outdoor living. A striking feature fireplace with a classic wooden surround serves as the focal point of the room, complemented by a custom-built wooden alcove cupboard and shelving. The room's character is further enhanced by parquet flooring, while the wooden coving to the ceiling brings a touch of traditional craftsmanship.

Another Aspect Of The Lounge



Bedroom 1 14'4" x 13'7" (4.36m x 4.15m)



Window to rear, built-in wardrobes, radiator.

Bedroom 2 9'6" x 13'7" (2.90m x 4.15m)



Windows to front and side, radiator.

Bathroom



Fitted with three piece coloured suite comprising bath, wash hand basin and WC. Tiled walls, frosted double glazed window to front, radiator.

First Floor

Landing



Window to front, storage cupboard, airing cupboard housing the hot water tank.

Bedroom 3 19'2" x 13'8" (5.83m x 4.17m)



Window to side, radiator.

Bedroom 4 9'2" x 9'7" (2.80m x 2.92m)



Window to side, radiator.

Sitting Room/Bedroom 5 13'4" x 16'8" (4.07m x 5.09m)



The first-floor sitting room, which also serves as a versatile bedroom, with a large window that frames picturesque views of the rear garden. This feature allows natural light to flood the room, creating a bright and airy atmosphere, perfect for relaxation or as a serene sleeping space. It is a flexible area that can be easily adapted to suit your needs, whether as a peaceful sitting room or a spacious bedroom.

View from Sitting Room/Bedroom 5



Shower Room



Three piece suite comprising a shower cubicle, wash hand basin and WC. Tiled walls, window to side, radiator.

Garage

Up and over door.

Agents Note

Tenure - Freehold

Council Tax Band - H

Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 53 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

External



Externally, the property sits on just over a quarter of an acre, offering a blend of privacy and generous outdoor space.

A driveway leads to the garage, providing convenient parking, while a pathway guides you to the front door. The front garden is lawned with mature shrubs and trees, enhancing the property's charm. Side access allows easy entry to the rear garden, which is spacious and perfect for outdoor enjoyment.

The rear garden features a paved patio that connects seamlessly to the lounge through patio doors, creating an ideal spot for alfresco dining or relaxation. A garden pond adds a serene element, and further on, a secret garden awaits, complete with winding pathways, mature shrubs and trees, offering a secluded retreat within the property.

Front Driveway & Garage



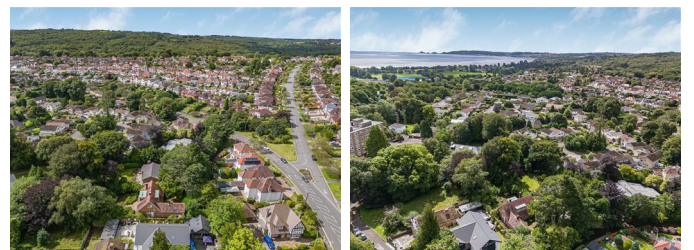
Rear Garden



Rear Garden



Aerial Images



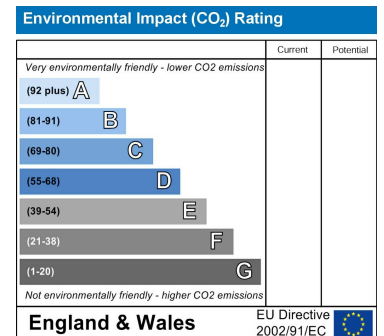
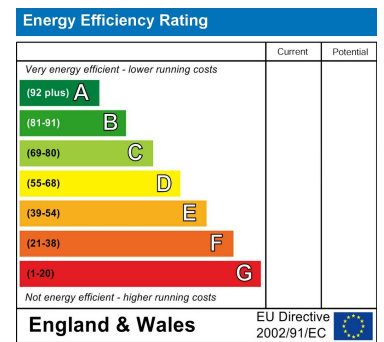
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.