



## 78 Saunders Way, Sketty, Swansea, SA2 8BH

**Offers Over £575,000**

Offered for sale with no chain and set in the highly sought after location of Derwen Fawr, this detached family home on Saunders Way presents an excellent opportunity for those seeking a spacious and versatile living environment. Sitting on quarter of an acres and boasting three reception rooms and four bedrooms, the property provides ample space to accommodate all your family's needs. With two bathrooms, daily routines are made easier and more convenient for everyone. A standout feature of this home is its impressive parking provision for up to 6 vehicles—a rare advantage that eliminates parking concerns. The property is enveloped by gardens to the front, side and rear, offering a serene outdoor setting ideal for relaxation or entertaining guests. Families will appreciate the close proximity to the esteemed Olchfa school, easing the daily school run and it's just a short drive to the shops of Sketty and Killay as well as the popular Mumbles area. While some updates may be required to unlock its full potential, this home offers the perfect canvas to create your dream living space.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



The entrance hall is a spacious and inviting area with double glazed door at the front, paired with a large double glazed window that allows natural light to fill the space, creating a warm and welcoming atmosphere. A practical storage cupboard provides ample room for coats and shoes. The staircase, leading to the first floor includes a under-stairs storage, radiator. This well-designed hallway seamlessly combines style and functionality, making it an ideal introduction to the home.

#### Shower Room



Three piece comprising tiled shower cubicle, vanity wash hand basin and WC. Tiled walls, frosted double glazed window to side, radiator.

#### Lounge 20'2" x 12'5" (6.15m x 3.78m)



A bright and cosy space, featuring double glazed windows at both the front and rear, which bathe the room in natural light and offer views of the surroundings. Stone fire surround, housing a gas fire that adds warmth and a focal point to the room. Two radiators.

#### Sitting Room 12'1" x 14'4" (3.69m x 4.36m)



A delightful and versatile space, featuring a double glazed patio door that opens directly onto the rear garden, seamlessly blending indoor and outdoor living. This connection to the garden allows for an abundance of natural light to fill the room, enhancing its airy and inviting atmosphere. Gas fire set within a

surround provides a cosy focal point, radiator. This sitting room an ideal spot for relaxation and enjoying garden views.

#### **Kitchen/Breakfast Room 12'1" x 10'4" (3.69m x 3.15m)**



Fitted with a variety of wall and base units that provide storage, complemented by worktops that offer plenty of preparation space. A stainless steel sink unit, tiled splashbacks. The kitchen is equipped with a built-in fridge/freezer and an integrated electric oven with a four-ring electric hob and extractor hood and plumbing for a washing machine. Double window to the rear, tiled flooring, radiator and a double glazed door at the rear provides convenient access to the garden.

#### **Dining Room 15'2" x 9'6" (4.63m x 2.90m)**



The formal dining room features a large double glazed window to the front, radiator, airing cupboard housing the hot water cylinder, which provides additional storage. This dining room offers a perfect setting for formal dinners and special occasions.

#### **First Floor**

#### **Landing**

Frosted double glazed window to front, storage cupboard.

#### **Master Bedroom 12'1" x 12'10" (3.69m x 3.90m)**



Double glazed window to rear, built-in mirror fronted wardrobes, radiator.

#### **Bedroom 12'4" x 10'1" (3.75m x 3.08m)**



Double glazed window to rear, radiator.



**Bedroom 12'3" x 11'8" (3.74m x 3.55m)**



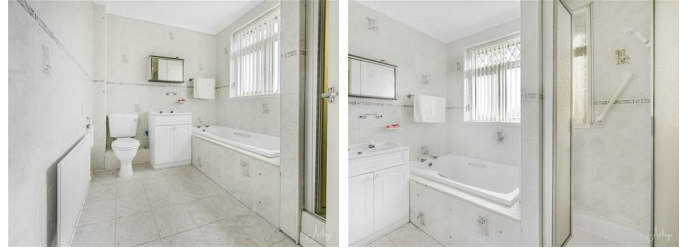
Double glazed window to rear, radiator.

**Bedroom 4 7'7" x 15'3" (2.30m x 4.66m)**



Double glazed window to front, radiator.

**Bathroom**



Four piece suite comprising bath, wash hand basin, tiled shower cubicle and WC. Tiled walls, radiator, frosted double glazed window to front.

**External**

**Front Aspect**



**Rear Garden**



**Aerial Images**



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - G

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

Mobile coverage - EE Vodafone Three O2

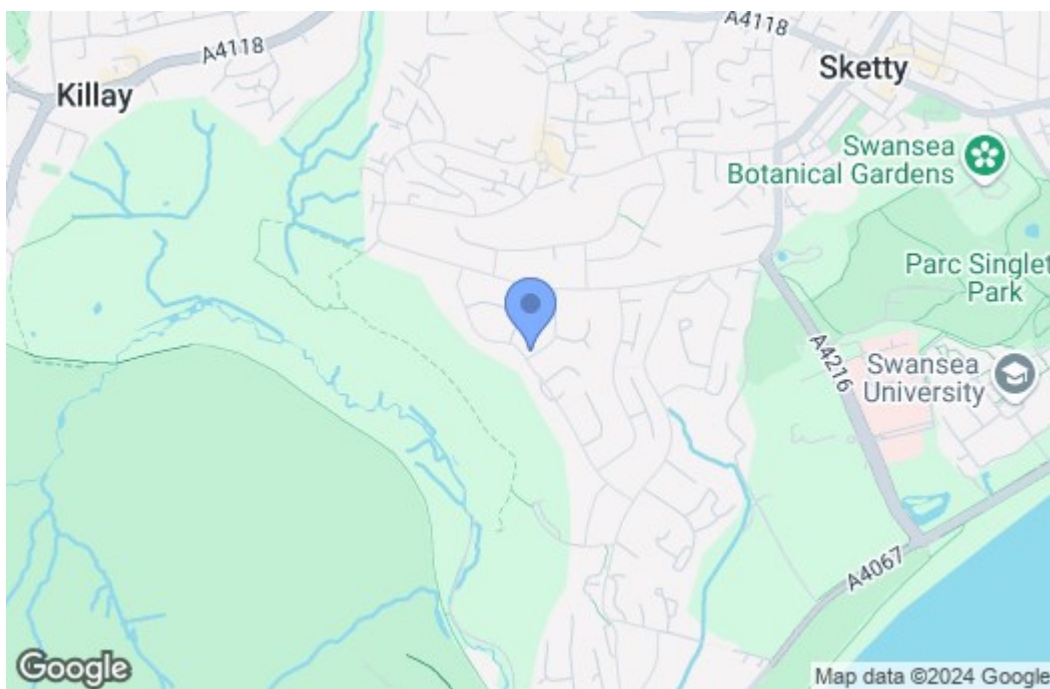
Broadband -Basic -14 Mbps Superfast 67 Mbps Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

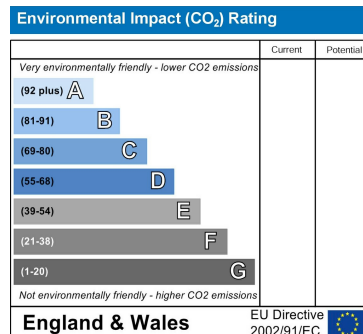
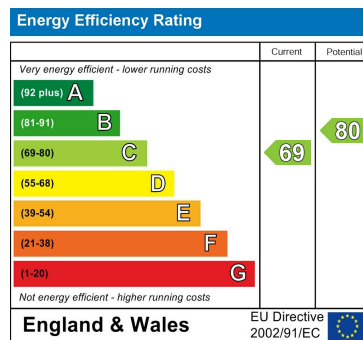
# Floor Plan



# Area Map



# Energy Efficiency Graph



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