



## 37 Derwen Fawr Road, Sketty, Swansea, SA2 8AQ

**£585,000**

A rare and exciting opportunity to acquire a detached bungalow set within approximately a quarter of an acre in the highly sought-after area of Derwen Fawr, Sketty. Offering generous grounds and excellent potential, this property is ideal for those seeking spacious single-level living in a prime residential location. The accommodation comprises a welcoming hallway, lounge/dining room with double doors opening onto the rear garden, kitchen, four bedrooms and a shower room. Further benefits include a garage with adjoining utility room and a rear porch providing additional access to the garden.

Externally, the property enjoys a driveway to the front and a mature front garden, laid mainly to lawn and complemented by a variety of established shrubs. The rear garden is a particular highlight, being predominantly lawned and bordered by mature shrubs and trees, offering a high degree of privacy and a peaceful outdoor setting. The location is well served by local bus routes, providing convenient access to Singleton Hospital, Swansea Bay seafront, and surrounding areas. The property also falls within the catchment area for highly regarded primary and secondary schools, making it an excellent choice for families and retirees alike. Viewing is highly recommended to fully appreciate the potential, generous plot size, and desirable location this bungalow has to offer.

## The Accommodation Comprises

### Hall



Entered via door to front with windows to either side, two storage cupboards, wooden flooring, access to loft, which is boarded with a pull down ladder, radiator.

### Lounge/Dining Room 26'7" x 13'0" (8.10m x 3.97m)



Double glazed door leading to the rear garden, double glazed window to front, wooden flooring, two radiators, door leading into the kitchen.



### Kitchen 10'4" x 11'11" (3.14m x 3.62m)



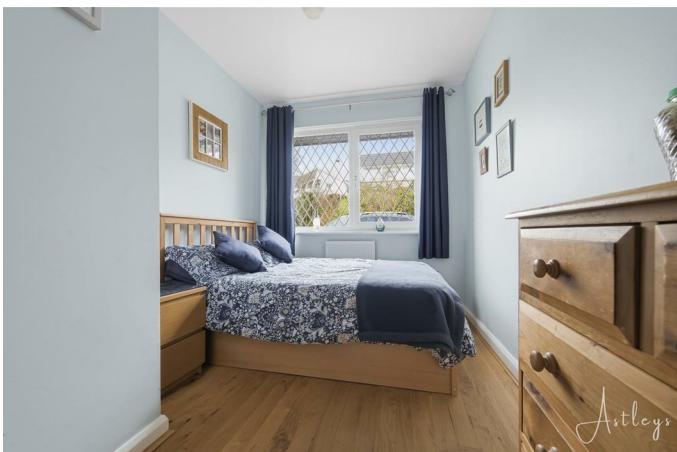
Fitted with a range of wall and base units with worktop space over, Belfast sink, space for fridge/freezer, dishwasher, range style cooker with extractor hood. Heated towel rail, wooden flooring, double glazed window to front, door to the lounge/dining room and to the main hallway.

**Bedroom 1 11'11" x 12'2" (3.64m x 3.72m)**



Double glazed window to rear, built-in wardrobes, wooden flooring, radiator.

**Bedroom 2 9'8" x 8'0" (2.94m x 2.44m)**



Double glazed window to front, wood flooring, radiator.

**Bedroom 3 10'3" x 9'11" (3.12m x 3.03m)**



Window to rear, storage cupboard, wood flooring, radiator.

**Bedroom 4 10'3" x 7'3" (3.12m x 2.22m)**

Double glazed window to rear, wooden flooring, storage cupboard, radiator.

**Shower Room**



Three piece suite comprising a double walk-in shower, wash hand basin and wc. Tiled walls and flooring, heated towel rail, frosted double glazed window to front.

**Garage**

Up and over door, door to a utility room.

**Utility Room 8'10" x 8'9" (2.69m x 2.67m)**

Fitted with base and wall units with sink and drainer. Door to the rear porch.

### Rear Porch

With a storage cupboard and WC.  
Double glazed windows to side and rear, double glazed door leading to the rear garden.

### External



Water Meter.

Parking - Driveway & garage

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

### Aerial Images



### Front Aspect



### Rear Garden



### Agents Notes

Tenure - Freehold

Council Tax Band - F

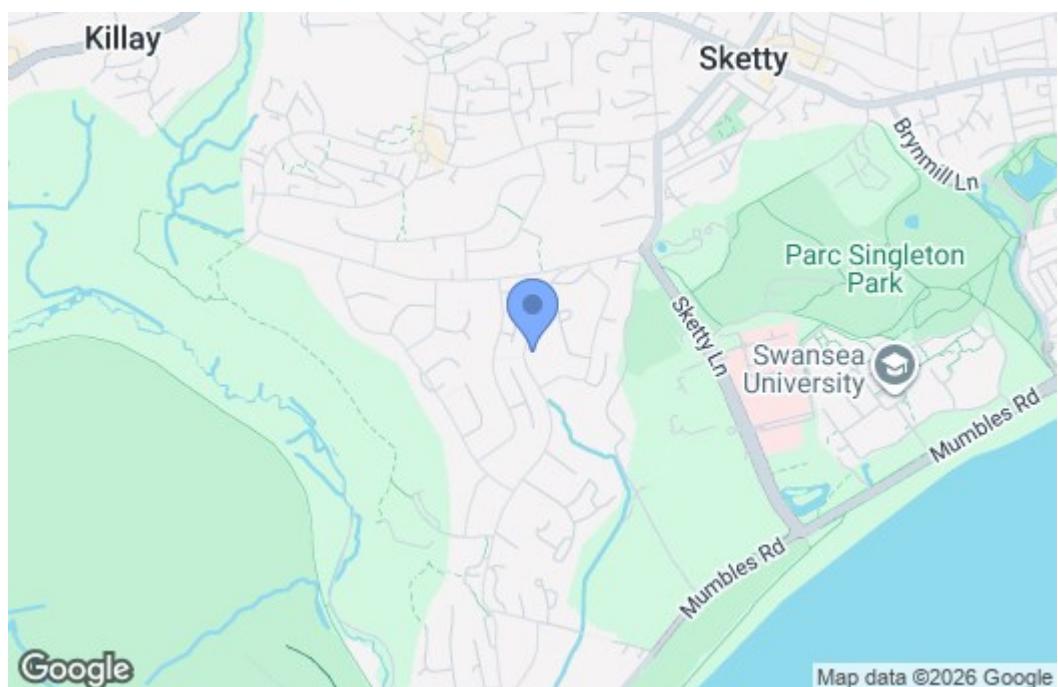
The property has solar panels which are owned outright

Services - Mains electric. Mains sewerage. Main Gas

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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