

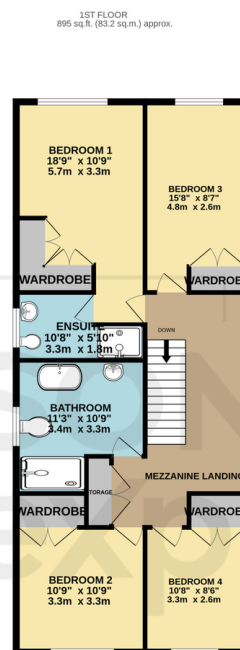
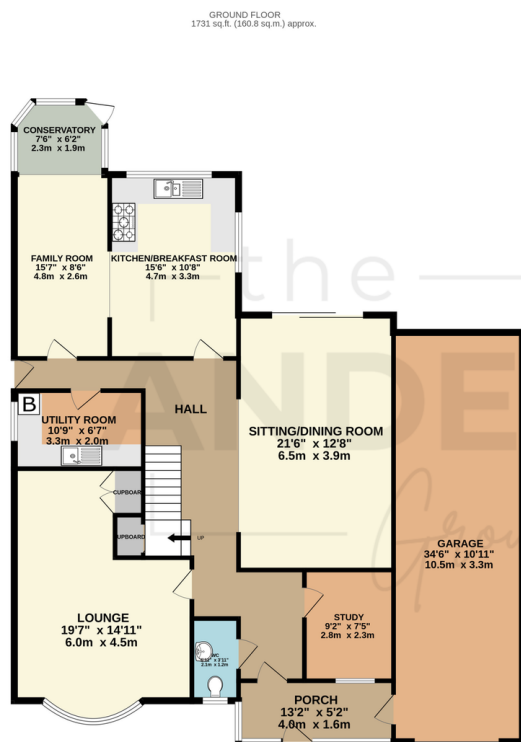
## Derwen Fawr Road, Sketty, Swansea SA2 8AQ

Offers Over £700,000

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- Substantial Four Bedroom Detached
- Three Reception Rooms
- Kitchen/Breakfast Overlooking Rear Garden
- Ground Floor W/C & En-suite to Master
- Close to Swansea University, Singleton Hospital & the M4
- Mezzanine Landing
- Study, Utility & Conservatory
- Double Garage
- Sought After Derwen Fawr Location
- Ideal Family Home



TOTAL FLOOR AREA : 2626 sq.ft. (244.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Set within the highly regarded Derwen Fawr area, this attractive and versatile four-bedroom family home offers spacious accommodation centred around an impressive vaulted living area with a mezzanine overlooking. The property benefits from an en-suite to the master bedroom, a utility room and a study, along with a conservatory and modern bathroom facilities. Further advantages include a substantial garage and driveway parking. Externally, a generous, enclosed rear garden with patio seating areas provides a private and relaxing space, ideal for family living

and entertaining. Conveniently located close to Singleton Hospital, Swansea University and with excellent access to the M4. Freehold. Viewing comes highly recommended.