

the ANDERSON Group eXp

Derwen Fawr Road, Sketty, Swansea, SA2 8ED

Offers Over £400,000

3 2 2







- Three Bedroom Townhouse
- Two Reception Rooms
- Set over Three Stories with Flexible Accommodation
- Utility Room & G/F W.C
- En-suite to Master
- Open plan Kitchen/Breakfast Room with Integrated Appliances
- Close to Swansea University, Singleton Hospital & the M4
- Ideal Family Home
- Two Allocated Parking Spaces
- Enclosed Rear Garden



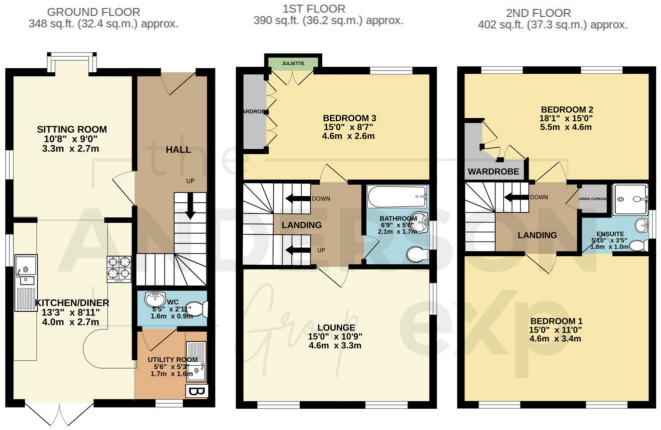






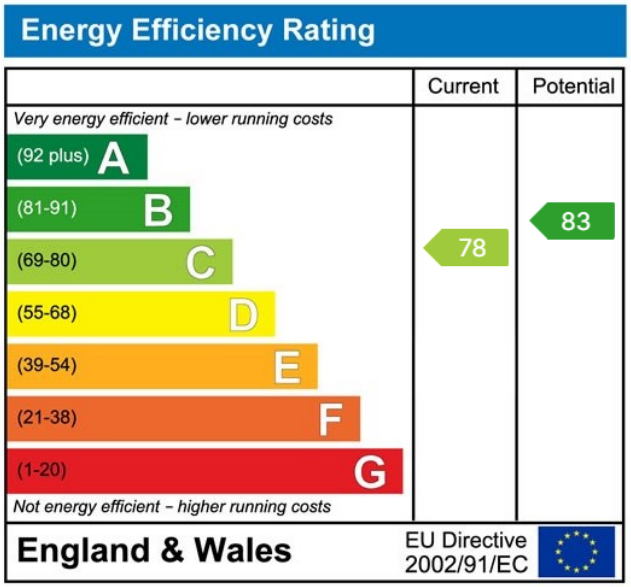
Overlooking a leafy woodland backdrop in the sought-after Derwen Fawr area of Sketty, this beautifully presented three-bedroom end of terrace townhouse offers around 1,140 sq ft of versatile accommodation over three floors. The ground floor flows from a welcoming hallway into a cosy sitting room with bay window and a stylish kitchen/diner, where French doors open onto the garden. A utility room and cloakroom add everyday practicality. On the first floor, a light-filled lounge enjoys a treetop outlook, alongside a contemporary bathroom and a double bedroom with Juliette balcony. The top floor holds two further double bedrooms, the principal with its own ensuite shower room. Outside, the tiered rear garden has a patio, lawns and an elevated decked terrace, and there is allocated parking. The home is ideally placed for Sketty's shops and cafés and Singleton Hospital with excellent access to t ıe Gar





TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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