



189 Derlwyn, Dunvant, Swansea, SA2 7PF

Asking Price: £229,950

- Extended Semi Detached Dormer Style Property
- Ideal First Time Purchase Of Family Home
- Popular And Sought After Residential Area
- No Forward Chain
- Three Bedrooms
- Ground Floor Family Bathroom
- Driveway Parking And Single Detached Garage



Entrance

Entered via double glazed front door with matching glazed side panel to:-

Hallway

With laminate flooring, staircase giving access to the first floor, under stairs storage cupboard space and doors to:-

Family Bathroom

1.89m x 1.65m (6' 2" x 5' 5")

A three piece suite in white comprising panel bath with chrome mains shower over, low level W.C, wash hand basin, part tiled walls, tile effect cushion flooring and double glazed frosted window to side aspect.

Lounge/dining Room

6.99m x 3.07m (22' 11" x 10' 1")

A good size light and bright room with laminate flooring, textured ceiling with coving, large double glazed window to front aspect, half glazed door to hallway and solid oak double doors to:-

Kitchen/Breakfast Room

4.64m x 4.36m (15' 3" x 14' 4")

A fully fitted kitchen with a good selection of matching base and wall and draw space in white with high gloss colour coordinated roll top work surface space and preparation area incorporating ceramic sink unit with hot and cold mixer taps over, part tiled walls, ceramic tiled flooring, plumbing for automatic washing machine and tumble drier, built in fan assisted electric cooker, 4 ring induction hob with extractor canopy over, textured ceiling with coving and double glazed window to side aspect. The kitchen is open plan effect to a breakfast room with continued ceramic tile flooring, space for fridge/freezer and double glazed window to rear aspect.

First Floor Landing

With double glazed window to side aspect, attic hatch and doors to:-

Bedroom One

3.35m x 2.89m (11' 0" x 9' 6")

With fitted wardrobes, laminate flooring, textured ceiling, built in cupboard space and double glazed window to front with open aspect views.

Bedroom Two

3.48m x 2.34m (11' 5" x 7' 8")

With laminate flooring, built in cupboard space and double glazed window looking onto rear garden.

Bedroom Three

2.61m x 2.39m (8' 7" x 7' 10")

With textured ceiling and coving and double glazed window looking onto rear garden.

External

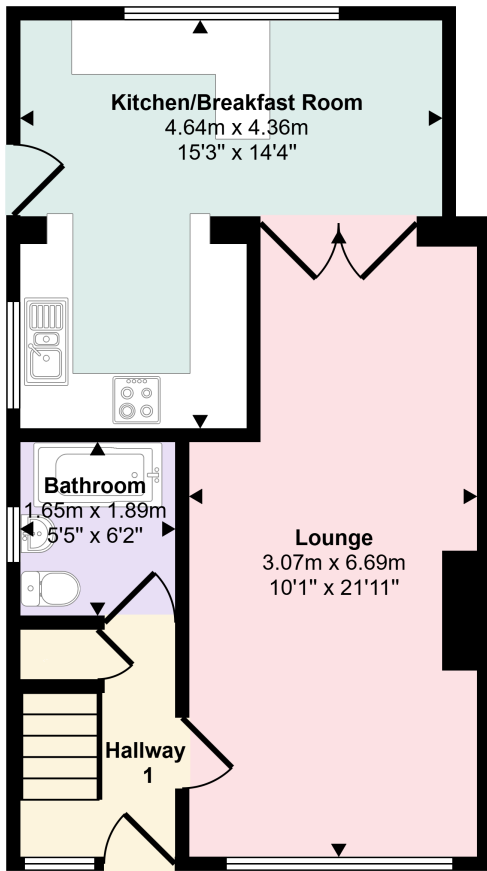
Front garden laid mainly to lawn with a selection of mature shrubs and flower borders, driveway parking leading to a single detached garage with up and over door. To the rear of the property there is a low maintenance and enclosed garden with feature decked area, raised patio with sitting area, garden tap, security lighting and wall and fenced boundaries.

Disclaimer

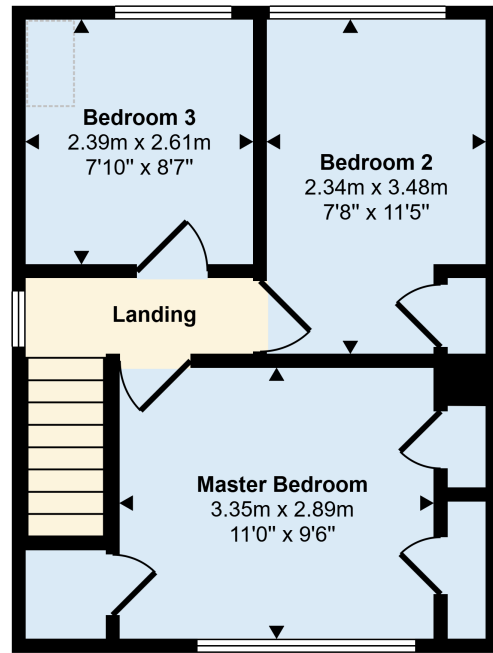
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area
76 sq m / 817 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 33 sq m / 350 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

