



**91 Derwen Fawr Road, Sketty, Swansea, SA2 8DR**

**Asking Price: £455,000**

- Extended Three Bedroom Detached Bungalow
- Larger Than Average Enclosed Rear Garden
- Within A Good School Catchment Area
- Single Detached Garage
- Two Reception Rooms
- Popular And Highly Sought After Residential Area
- Driveway Parking
- Freehold Title



**Entrance Hallway**

Entered via double glazed side door giving access to an L shaped hallway, solid oak wood flooring and doors to:-

**Lounge**

5.833m x 3.901m (19' 2" x 12' 10")

With stripped pine floor boards, open fire place with inset electric fire, oak mantle and sandstone hearth, picture rail and double glazed bay window to front aspect.

**Dining Room**

5.231m x 3.782m (17' 2" x 12' 5")

A good size light and airy family room with picture rail and double bay window looking onto rear garden.

**Kitchen**

5.399m x 1.429m (17' 9" x 4' 8")

A fully fitted kitchen with a good selection of matching base and wall units, shaker style in cream with solid wood work surface space and preparation area incorporating sink unit with hot and cold taps over, built in fan assisted electric cooker, 5 ring gas burner and extractor canopy over, part tiled walls, space for fridge freezer, spot lights, double glazed window to side aspect and door giving access to lean to.

**Lean To**

Accessed off kitchen with polycarbonate roof, slatted window to front aspect, plumbing for automatic washing machine and tumble drier and access to:-

**Garden Room**

4.275m x 1.940m (14' 0" x 6' 4")

With double glazed window and double glazed door giving access to the rear garden.

**Master Bedroom**

5.196m x 4.473m (17' 1" x 14' 8")

With double glazed bay window looking onto rear garden.

**Bedroom Two**

4.956m x 3.239m (16' 3" x 10' 8")

With picture rail and double glazed bay window looking onto rear garden.

**Bedroom Three**

3.537m x 3.208m (11' 7" x 10' 6")

With double glazed window to side aspect.

**Family Bathroom**

2.194m x 1.859m (7' 2" x 6' 1")

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

**External**

To the front of the property is a large forecourt and driveway suitable to park numerous vehicles that leads to a single detached garage with up and over door. To the rear there is a larger than average level, secure and private garden laid mainly to lawn with paved patio area, mature hedgegown 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.



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