



103 Derlwyn, Dunvant SA2 7PN

Offers in the region of £364,950

A Four Bedroom Extended Detached
Property
Refurbished Throughout To Create A High
Specification
Garage
Hot Tub
Views

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JP/RO/64852/080321

DESCRIPTION

An extended detached property that has been fully refurbished over the last 5 years by the current owners to create an amazing and open plan property. The accommodation consists of a hallway, lounge to the front, open plan extremely high specification kitchen, dining and family room with utility and cloakroom off. On the first floor are three double bedrooms, one single plus family bath/shower room and second shower room. The benefits include gas central heating, double glazing, fully integrated kitchen appliances, remote control roof lantern, hot tub with privacy screen that doubles up as a outdoor home cinema screen. Located on Derlwyn, Dunvant close to Schools, shops and amenities with side views of the countryside that can be enjoyed from the back garden. Viewing is a BIG must to appreciate this quality home. **NO UPWARD CHAIN**

ENTRANCE HALLWAY

7'5 x 3'2 (2.26m x 0.97m)
Stairs to first floor, parquet style laminate flooring, double glazed doors to:

FRONT LOUNGE

14'5 x 13'3 max (4.39m x 4.04m max)
Window to front, electric fire set in modern surround, two recesses, coved ceiling, laminate flooring, glazed door to:

OPEN PLAN KITCHEN/ DINING ROOM

21'7 x 13'6 (6.58m x 4.11m)
High gloss wall and base unit in grey with grey Quartz worktops over and rose gold handles, Butler sink with rose gold taps, Range cooker with five ring gas hob and oven with extractor hood over, built-in fridge and freezer, island

unit with a wine cooler, ceiling lantern with electric remote control, spotlighting, porcelain tiles, patio doors and two side windows to rear, opening to:

FAMILY ROOM

14'9 x 13'6 (4.50m x 4.11m)
Spotlighting, tiled flooring, patio doors to rear, doors to:

UTILITY ROOM

5'7 x 5'7 (1.70m x 1.70m)
Plumbing for washing machine, tiled flooring.

CLOAKROOM

5'2 x 3'9 (1.57m x 1.14m)
WC, wash hand basin.

FIRST FLOOR MAIN LANDING

9'9 x 6'6 (2.97m x 1.98m)
Attic hatch.

BEDROOM ONE

14'8 x 9'9 (4.47m x 2.97m)
Window to front, coved ceiling.

WALK-IN WARDROBE

8'8 x 7'7 (2.64m x 2.31m)
Hanging rails.

FAMILY BATH/SHOWER ROOM

11'9 x 9'9 (3.58m x 2.97m)
Frosted window to rear, free standing modern bath with separate shower and curved screen, WC, vanity wash hand basin, spotlighting, tiled walls and floor.

BEDROOM TWO

12'2 x 10'2 (3.71m x 3.10m)
Window to front, coved ceiling, exposed floorboards.

BEDROOM THREE

12'2 x 8'2 min (3.71m x 2.49m min)
Window to rear, fitted sliding wardrobes, cupboard housing combination boiler for central heating and hot water, coved ceiling.

BEDROOM FOUR

8'9 x 6'6 (2.67m x 1.98m)
Window to front, coved ceiling.

SHOWER ROOM

6'5 x 4'8 (1.96m x 1.42m)

Frosted window to rear, mains corner shower, WC, vanity wash hand basin, tiled walls and flooring.

INTEGRAL SINGLE GARAGE

Up and over door.

EXTERNALLY

14'5 x 9'1 approx (4.39m x 2.77m approx)
To the front is a block paved driveway providing parking for two vehicles which leads to the integral garage. The rear garden has a patio and lawn with a hot tub with a privacy screen/home cinema. There is also a raised concrete area for dining with views over the countryside.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Killay office proceed to the mini roundabout taking the second exit onto Goetre Fach Road Road. Turn right onto Dunvant Road, then first left into Derlwyn, proceeding up the hill and just after the brow 103 can be found on the right hand side.