



248 Derwen Fawr Road, Swansea, SA2 8EJ

Offers Over £1,000,000

Tucked away at the head of a private, exclusive gated community, this beautifully crafted FOUR BEDROOM DETACHED HOME presents a rare opportunity to acquire a home in this sought-after setting, offering space & flexibility. Designed for modern family life, the layout flows effortlessly from a double-height entrance into a series of generous, interconnected living spaces, perfect for both everyday living & entertaining. At its heart sits an impressive open-plan kitchen, dining & family area with high-spec finishes, premium appliances and a central island. A 2nd reception room offers a more relaxed retreat and both seamlessly connect to the garden. A third living space, the study, provides an ideal work-from-home setup. Upstairs, four spacious double bedrooms, including a modern family bathroom, a standout principal suite with dressing area & luxurious en-suite, complemented by a second en-suite bedroom. The home balances space, practicality & quality, with features such as underfloor heating, smart access systems and excellent storage options.

Externally, the property continues to impress with a landscaped garden designed for relaxation, complete with a gazebo hot tub area for year-round enjoyment. A generous driveway, double garage & EV charging point add further convenience. Positioned moments from the seafront promenade at Blackpill, the lifestyle here is exceptional with morning runs, coastal walks & cycling routes right on your doorstep. For walkers & outdoor enthusiasts, Clyne Valley is within easy reach, offering woodland trails & mountain biking routes, while nearby Mumbles and the wider amenities of Swansea create a perfect balance of coastal charm & everyday convenience. This is a home that effortlessly supports busy family life, multi-generational families, flexible working and everything in between. Call to view now!

Hallway

Bright & welcoming split level hallway, with pvcu double glazed windows & front door, built-in closet and doors to the living areas.

Study

16'8" x 8'7" (5.09 x 2.62)

Situated to the front, this bright and versatile space features a fitted carpet and a large pvcu bay window with attractive views. Currently used as a study, it could easily serve as a third reception room to suit a range of needs.

Living Room

16'8" x 15'3" (5.10 x 4.65)

Substantial main living room with fitted carpet, gas fireplace & surround and pvcu patio doors to the rear garden.

Family Room

14'11" x 12'6" (4.55 x 3.83)

Located just off the kitchen/diner, the family room offers a relaxed, comfortable space that works well for everyday living and informal downtime. With pvcu patio doors and surrounding windows bringing in plenty of natural light, it feels bright and with a seamless connection to the garden, it's ideal for family life and easy entertaining.

Kitchen/Dining Room

21'9" x 14'8" (6.65 x 4.49)

This upscale kitchen forms the heart of the home, finished with tiled flooring, feature lighting and dual-aspect windows overlooking the garden. It is fitted with a range of wall and base units topped with granite work surfaces, incorporating high-end AEG appliances including oven, combi microwave and dishwasher, along with a slimline wine cooler, double stainless-steel sink, CDVI control panel (2 way intercom to gate / gate open) and a walk-in pantry, providing valuable storage. A central island anchors the space, offering excellent additional storage and a practical hub for food preparation, casual suppers and socialising, with breakfast bar seating for three, discreet integrated power points, an AEG four-ring induction hob and ceiling mounted extractor. There's space for a full size dining table and is open to the family room with patio doors to the garden, creating a bright, open-plan layout that connects seamlessly to the outdoors.

Utility Room

10'8" x 5'4" (3.27 x 1.65)

A practical extension of the kitchen, helping to keep the main living spaces organised and clutter-free by providing a dedicated area for laundry and household chores. Comprising tiled flooring, wall & base units, stainless steel sink and space for two under-counter appliances. It also links directly to the ground-floor WC and benefits from an external door, adding to functionality.

WC

6'3" x 4'3" (1.93 x 1.30)

Practical ground floor restroom, with tiled flooring, pvcu window, sink & wc.

Landing

Sprawling landing space with elegant oak balustrade, fitted carpet, CDVI control panel, front aspect pvcu window, built-in storage cupboard and doors to the bedrooms & family bathroom.

Bedroom One

15'3" x 12'6" (4.65 x 3.83)

A spacious and well-designed retreat, positioned to the rear and enjoying the idyllic garden aspect. Featuring fitted carpet, radiator, pvcu windows and bespoke fitted wardrobes, complemented by a separate walk-in dressing area that provides excellent storage and a sense of luxury. Further door to the en-suite bathroom.

En-Suite One

15'3" x 8'0" (4.67 x 2.44)

Stunning hotel-inspired luxury bathroom with dual sinks, a walk-in rainfall shower and a floorstanding tub with a waterfall tap, alongside a wc, heated towel rail, tiled flooring, part-tiled walls and recessed spotlights.

Bathroom

9'6" x 8'4" (2.92 x 2.55)

Second contemporary bathroom with pvcu windows, tiled flooring, enclosed shower, bath, heated towel rail and wc.

Bedroom Two

16'10" x 15'9" (5.15 x 4.82)

Second main bedroom suite, with an en-suite bathroom, dressing room/study area, Juliet balcony, fitted carpet, radiator and pvcu windows.

En-Suite Two

8'4" x 6'6" (2.55 x 1.99)

Equipped with Roca shower, sink & wc, also fitted with an extractor fan, part-tiled walls, tiled flooring and Velux window.

Bedroom Three

16'9" x 10'7" (5.11 x 3.25)

Third generous double bedroom with fitted carpet, radiator and pvcu bay windows to the front aspect allowing for plenty of natural light.

Bedroom Four

13'3" x 9'2" (4.04 x 2.81)

Fourth double bedroom comprising fitted carpet, radiator and pvcu windows to the rear aspect.

External

Externally, the property is set within a private, gated development, offering a strong sense of security and exclusivity. A generous driveway provides ample off-road parking and leads to a double garage with power, lighting and useful workshop potential, while an EV charging point adds everyday convenience. The rear garden has been designed for low-maintenance living, with a paved patio, ideal for outdoor dining and entertaining - leading onto a level lawn bordered by raised beds. An undercover hot tub area creates a standout space for year-round use, making the garden equally suited to relaxed evenings or hosting with friends and family.

Location

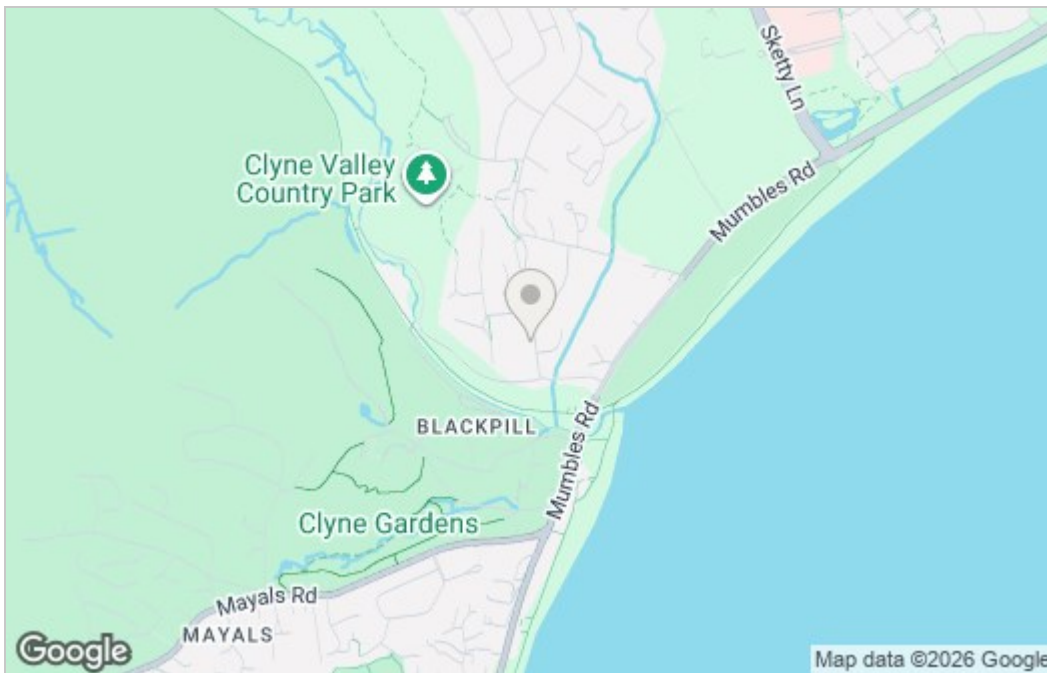
Positioned within the highly regarded Derwen Fawr area, the property enjoys an excellent balance of coastal living and everyday convenience. The seafront promenade at Blackpill is within easy reach, offering scenic walking, running and cycling routes, while Clyne Valley provides a natural escape for dog walking, woodland walks and mountain biking. The vibrant village of Mumbles is just a short distance away, known for its boutique shops, popular cafes and restaurants, while Swansea city centre is conveniently located for commuters. The area is particularly well suited to family life, with a selection of well-regarded schools nearby, along with parks, green spaces, the beach and leisure facilities. Singleton Hospital is also within easy reach, and excellent transport links provide straightforward access to the M4s. The location will appeal to families of all ages, combining outdoor

lifestyle, a peaceful family friendly neighbourhood and day-to-day convenience in one of Swansea's most desirable residential settings.

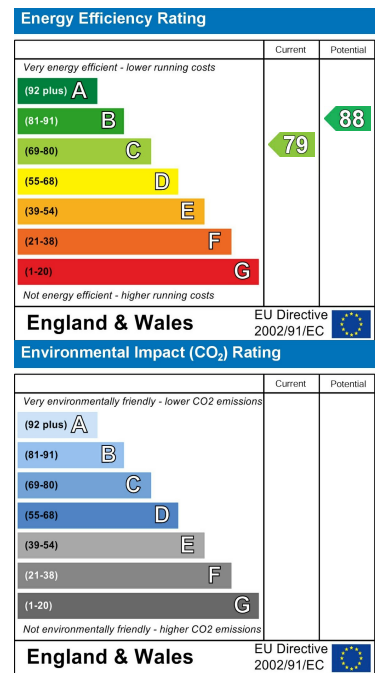
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com

