



86 Rhyd-Y-Defaid Drive, Sketty SA2 8AN

Offers in the region of £339,500

**A Four Bedroom Detached Property
Attached Garage
Clyne Views To The Front Of The Property
Lovely Lawned Enclosed Garden
Derwen Fawr Area of Sketty**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GH/BT/60573/081117

DESCRIPTION

Derwen Fawr is where you will find this detached four bedroom house located on an elevated position with Clyne views that can be enjoyed from the front of the property. The living space is made up of an entrance porch, hallway, downstairs shower room, generous sized family lounge, separate dining room, kitchen and utility room with door that leads to the attached garage. On the first floor are four good sized bedrooms and family bathroom.

This area of Sketty is highly desirable for a number of reasons being close to amenities and shops of Sketty village and with both primary and comprehensive schools catchment areas. The gardens to front and rear have been landscaped for you, with driveway leading up the garage. There are not many houses for sale in the Derwen Fawr area at present.

ENTRANCE PORCH

4'2 x 3'4 (1.27m x 1.02m)

Tiled floor, window to side, door to:

HALLWAY

17'3 x 5'8 (5.26m x 1.73m)

Textured ceiling, coving, stairs to first floor, built-in cupboard, doors to:

SHOWER ROOM

6'2 x 5'3 (1.88m x 1.60m)

Corner shower, WC, wash hand basin, tiled floor, tiled walls, frosted window to front, door to:

FAMILY LOUNGE

18'4 x 13'2 (5.59m x 4.01m)

Picture window to front, textured ceiling, coving, double doors to:

DINING ROOM

12'0 x 11'8 (3.66m x 3.56m)

French doors, laminate floor, two side windows overlooking the garden to the rear, door to:

KITCHEN

11'11 x 11'8 (3.63m x 3.56m)

Coving, wall and base units, roll top work surfaces, built-in dishwasher, four ring gas hob and oven, half tiled walls, tiled floor, coving, door to:

UTILITY ROOM

13'0 x 8'5 (3.96m x 2.57m)

Stainless steel sink and drainer, tiled floor, boiler for hot water and central heating, door and window to rear, door to:

GARAGE

17'9 x 9'1 (5.41m x 2.77m)

Up-and-over door, power and light connected.

FIRST FLOOR

LANDING

14'5 x 3'9 (4.39m x 1.14m)

Textured ceiling, coving, door to:

FAMILY BATHROOM

11'2 x 5'9 (3.40m x 1.75m)

Bath with shower over, WC, wash hand basin, glass shower screen, half tiled walls, lino flooring, frosted window to side, built-in airing cupboard.

BEDROOM 4

10'3 x 7'4 (3.12m x 2.24m)

Textured ceiling, coving, carpet, window to front. Built cupboard.

BEDROOM 1

14'9 x 9'1 (4.50m x 2.77m)

Textured ceiling, coving, window to rear.

BEDROOM 2

12'9 x 10'2 (3.89m x 3.10m)

Textured ceiling, coving, window to front.

BEDROOM 3

11'3 x 7'7 (3.43m x 2.31m)

Textured ceiling, coving, laminate floor, window to rear.

EXTERNALLY

There is a front lawn with a shingle area, block paved driveway, steps up to the property and the rear garden has a patio and steps up to a rear lawn which is well stocked with shrubs and plants. External two power sockets.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the
selling Agents on 01792
281122 or e-mail
sketty@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 Sketty Office,
proceed down Dillwyn
Road turning left at
junction. Continue to the
mini-roundabout taking
the right-hand lane into
Derwen Fawr Road.
Take the next turning
right into Rhyd Y Defaid
Drive where the property
will be located on the
right-hand side identified
by our For Sale board.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		83		82	
	62			58	

**John.
Francis**