

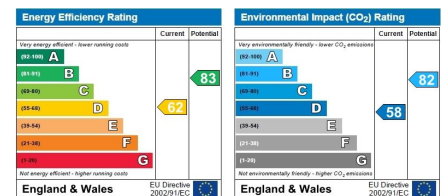


86 Rhyd-Y-Defaid Drive, Sketty SA2 8AN

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
EER:TBC**



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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.