



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

**Offers in the region of £325,000**

Detached Family Home  
Views of Clyne  
Very Good School Catchment Area  
EER D62

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**GH/BT/60573/081117**

## **DESCRIPTION**

A detached family home situated in the ever popular and sought after area of Derwen Fawr with views over Clyne. The property is in a very good school catchment area for both primary and secondary schools, and is conveniently located for all the amenities Sketty has to offer. Swansea city centre and Swansea University are a short drive away, along with the beaches and coastal walks of South Gower. The property offers spacious family accommodation and has a very pleasant rear garden. EER D62.

## **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](mailto: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 <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-100) <b>A</b>	
(81-91) <b>B</b>		(67-81) <b>B</b>	
(69-80) <b>C</b>		(55-66) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(23-38) <b>E</b>	
(21-38) <b>F</b>		(11-22) <b>F</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**John.  
Francis**