

NEW PRICE



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

Offers in the region of £310,000

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

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

OUR OFFICE HOURS

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

FACEBOOK & TWITTER

Follow us on twitter
[@JohnFrancisSket](https://twitter.com/JohnFrancisSket) or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

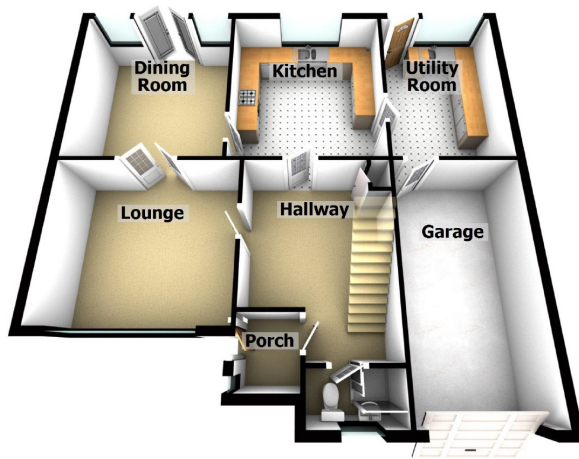
GENERAL NOTE

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.

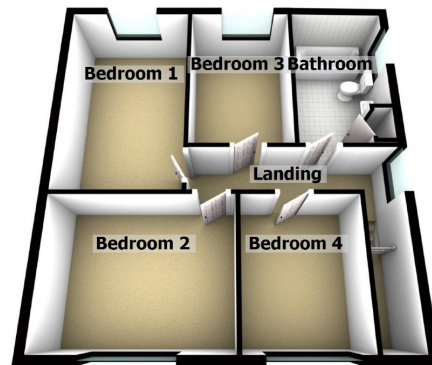
DIRECTIONS

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.

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		62	83	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		58	82
<p>Not energy efficient - higher running costs</p>		<p>EU Directive 2002/91/EC</p>		<p>Not environmentally friendly - higher CO₂ emissions</p>		<p>EU Directive 2002/91/EC</p>	
England & Wales				England & Wales			

John Francis