



24 Rhyd Yr Helyg, Derwen Fawr, Swansea, SA2 8DH

An impressive, beautifully presented and well maintained detached family home built in the 70s which has undergone a superb renovation. Ideally situated in a peaceful and secluded cul-de-sac location within the popular and distinguished area of Derwen Fawr. This spacious property boasts ample living space and lends itself to modern family living. Comprising to the ground floor entrance porch, welcoming hallway, cloakroom, sitting room, sizeable lounge, stylish fitted kitchen/dining room with French doors out to rear garden and utility room. The first floor enjoys a bright and airy landing area, four good size bedrooms, a modern ensuite off bedroom one, and a family bathroom. Benefits to this lovely home include UPVC double glazing gas central heating, built in storage space, driveway, single garage and attractive gardens offering abundance of mature shrubs and bushes. An ideal family home within good school catchment areas. Boasting easy access to Sketty, Mumbles, Singleton hospital, Swansea University and the sea front. An opportunity not to be missed, internal viewing advised to appreciate this stunning property. No upward chain involved. EPC=C.

Asking Price £425,000

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: 01792 299 655 | F: 01792 280 669
sk@dawsonsproperty.co.uk





ENTRANCE

Enter via UPVC double glazed obscured glass panel door into:-

INNER PORCH 1.462m x 1.128m (4'9" x 3'8")

Neutral ceramic floor tiles, Upvc double glazed obscured glass panel door into:

HALLWAY

Light and airy welcoming entrancing hallway, Upvc double glazed obscured glass window to side, coving, staircase to first floor, built in under stairs storage cupboard, radiator, original wood block flooring, doors off to:

CLOAKROOM 2.520m x 1.181m (8'3" x 3'10")

White modern two piece suite comprising low level WC, pedestal wash hand basin, Upvc double glazed obscured glass window to side, neutral ceramic wall tiles, radiator, ceramic floor tiles.

SITTING ROOM 2.931m x 2.665m (9'7" x 8'9")

Upvc double glazed obscured glass window to side, radiator.

LOUNGE 5.181m x 3.636m (17'0" x 11'11")

Sizeable lounge with a Upvc double glazed window to front enjoying an attractive peaceful leafy green outlook over garden, two contemporary wall lights, radiator.

KITCHEN/DINING ROOM 7.538m x 3.016m (24'9" x 9'11")

Stylish kitchen fitted with a range of modern wall and base units incorporating work surface over, set in double sink with drainage area and stainless steel mixer tap, 'Leisure' range gas cooker with five ring hob and hot plate with Classic' splash back, integrated dish washer, free standing American style fridge/freezer with ice dispenser, cupboard housing floor standing gas boiler, inset ceiling spotlights, Upvc double glazed window and french doors to rear opening out onto patio area enjoying an attractive outlook over garden, neutral ceramic splash back tiles, under unit spotlighting, radiator, multi tone ceramic floor tiles, door into:

UTILITY ROOM 2.520m x 2.203m (8'3" x 7'3")

Fitted with a range of base units incorporating work surface over, set in stainless steel sink and drainer, plumbed for washing machine, Upvc double glazed window and Upvc double obscured glass panel door to rear leading out to garden, ceramic splash back tiles, internal door into garage, radiator, multi tone ceramic floor tiles.

FIRST FLOOR

LANDING

Bright and airy landing, loft hatch, Upvc double glazed obscured glass windows to side, built in airing cupboard with shelving offering ample storage space, radiator, doors off to:

BEDROOM 1 4.188m x 3.097m (13'9" x 10'2")

UPVC double glazed window to rear boasting a beautiful leafy green outlook over garden, radiator, door into:

EN SUITE 1.598m x 1.185m (5'3" x 3'11")

White modern three-piece suite comprising low-level WC,, vanity unit wash hand basin with stainless steel mixer tap, walk in sliding glass door shower cubicle with electric shower over, inset ceiling spotlights, extractor fan, UPVC double glazed obscured glass window to side, multi tone ceramic wall tiles, wall mounted chrome towel radiator, ceramic floor tiles.

BEDROOM 2 3.667m x 2.960m (12'0" x 9'9")

UPVC double glazed window to front offering a pleasant open outlook, radiator.

BEDROOM 3 3.256m x 3.056m (10'8" x 10'0")

UPVC double glazed window to rear boasting a lovely garden view aspect , radiator.

BEDROOM 4 2.983m x 2.569m (9'9" x 8'5")

UPVC double glaze window to front offering an attractive outlook, picture rail, radiator.

FAMILY BATHROOM 2.513m x 2.073m (8'3" x 6'9")

White modern three-piece suite comprising low-level WC, pedestal wash hand basin with stainless steel mixer tap, set in shower bath with stainless steel mixer tap with handheld shower attachment and glass modesty screen, inset ceiling spotlights, extractor fan, UPVC double glaze obscure glass window to side, neutral high-gloss ceramic wall tiles with feature border tiles, wall mounted vanity mirror with lighting, wall mounted chrome towel radiator, neutral ceramic floor tiles.

EXTERNAL

FRONT

Open access onto driveway leading to garage, enjoying a pleasant laid to lawn area with a variety of mature shrubs and bushes.

REAR

Offering a privately enclosed laid to lawn rear garden boasting an abundance of attractive mature shrubs trees and bushes with a pleasant patio seating area.

DIRECTIONS

From our Sketty showroom proceed down Gower Road taking a right at the traffic lights onto De La Beche Road. Take a left at the end of the road onto Sketty Park Road and follow the road along going straight ahead at the mini roundabout onto Derwen Fawr Road. Follow the road ahead taking the second left onto The Bryn. Follow the road along taking a right onto Rhyd Yr Helyg. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.