



92 Rhyd Y Defaid Drive, Derwen Fawr, Swansea, SA2 8AN

Beautifully modernised & well-extended 4 bed detached family home offering great attention to detail & superb modern family style living accommodation. This delightful property comprises hallway, shower room, lounge, sitting/orangery room, kitchen/diner & utility room to ground floor with 4 bedrooms & bathroom to first floor. Benefits inc. Upvc double glazing, gas central heating, built in storage, high attention to detail, great open plan family friendly ground floor layout with bi-folding doors from orangery room out onto family friendly rear garden offering both patio seating area & laid to lawn, driveway parking & garage. Within easy access to Sketty, Singleton Hospital & Park, Swansea Uni & Sea front as well as being within great school catchments be it just a short walk away from both Olchfa Comprehensive & Parklands Primary. Viewing is highly advised to admire this beautiful property's great spacious layout & superb modern suites & decor. EPC =

Asking Price £449,950

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GROUND FLOOR

ENTRANCE

UPVC double glazed entrance door leading into:-

HALLWAY

Stairs to first floor, Porcelain tiled flooring, storage cupboard, doors to room off, tall radiator.

LOUNGE 18'0 x 17'6 (5.49m x 5.33m)

A light and spacious reception room with uPVC double glazed bay window to front allowing plenty of natural light, laminate flooring, coving to ceiling, radiator, double doors leading through to:-

ORANGERY/FAMILY ROOM 28'0 x 11'5 (8.53m x 3.48m)

A lovely light and open space which benefits from uPVC double glazed bi folding doors leading to rear garden, glass vaulted roof and three glass panels to rear allowing plenty of natural light, porcelain tiled flooring, three radiators, spotlights to ceiling, doors leading through to:-

KITCHEN/DNING 22'0 x 13'0 (6.71m x 3.96m)

Recently fitted with modern base units in "Dove grey" high gloss with glass effect work surfaces, central island with matching base units and "Quartz" work surface over and storage units under, built under electric oven with five ring electric hob and extractor over, stainless steel single bowl sink unit, integrated tall fridge and freezer, integrated dishwasher, cupboard housing gas central heating boiler, under pelmet lighting, uPVC double glazed window to rear, laminate flooring, the dining area has uPVC double glazed patio doors to rear garden, radiator.

UTILITY 10'6 x 8'6 (3.20m x 2.59m)

Fitted with matching base and wall units in kitchen with glass effect work surfaces over, plumbed for washing machine and space for tumble dryer, tall larder storage units, laminate flooring.

SHOWER ROOM

Fitted with fully tiled shower cubicle with electric shower over, wash hand basin and w.c in white, tiled flooring, chrome heated towel rail, uPVC double glazed window to front.

FIRST FLOOR

LANDING

UPVC double glazed window to side, doors to rooms off, loft access.

BEDROOM 1 13'1 to wardrobe front x 10'2 (3.99m to wardrobe front x 3.10m)

"Sharps" built in wardrobes with mirrored doors, uPVC double glazed window to rear, laminate flooring.

BEDROOM 2 13'1 X 11'2 (3.99m X 3.40m)

UPVC double glazed window to front with pleasant outlook, laminate flooring, radiator.

BEDROOM 3 11'1 x 8'1 (3.38m x 2.46m)

UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 4 10'7 x 7'4 (3.23m x 2.24m)

UPVC double glazed window to front with pleasant outlook, built in wardrobe, radiator.

BATHROOM

Fitted with white three piece suite comprising of panelled bath with shower attachment off taps, wash hand basin and w.c in white, tiled flooring, uPVC double glazed window to side, chrome heated towel rail, airing cupboard housing hot water tank and shelving.

EXTENRAL

The front of the property has a driveway providing off road parking, up and over door leading to half garage, ideal for storage, front lawned area with sleeper borders, side pedestrian access leading to level rear garden mainly laid to lawn with hedged boundaries, tiled seating area, outside lighting.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299655



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.