



74 Rhyd-y-defaid Drive, Sketty, Swansea, City And County of Swansea, SA2 8AN
Asking Price £365,000

A lovely opportunity to purchase this spacious link detached four bedroom family home in the ever popular location of Derwen Fawr.

The accommodation comprises to the ground floor; hallway, cloakroom, lounge, dining room, kitchen and utility room. To the first floor are four bedrooms and bathroom. Externally to the front is a lawned garden with mature shrubs and brick paved driveway leading to the integral garage. To the rear of the property is an enclosed garden with lawned and patio areas, gated side access.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door to hallway.

Hallway



Staircase to the first floor, understairs storage, radiator.

Cloakroom

Double glazed window to the side, low level w/c, wash hand basin, part tiled walls, radiator.

Lounge 12'9" x 17'9" (3.89 x 5.41)



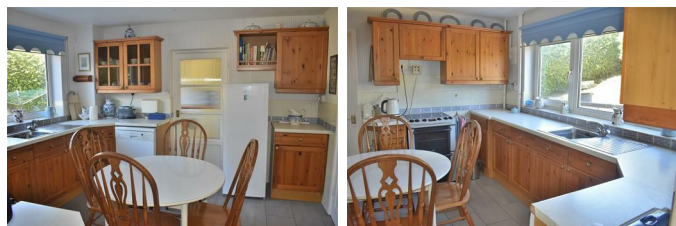
Double glazed window to the front, gas fire, coved ceiling, two radiators.

Dining Room 11'9" x 12'0" (3.58 x 3.67)



Double glazed French doors with glazed side panels to the garden, coved ceiling, radiator.

Kitchen 11'9" x 11'9" (3.58 x 3.57)



Fitted with a range of wall and base units, inset stainless steel sink with drainer and mixer tap, tiled splashbacks, plumbed for dish washer. Double glazed window to the rear, tiled flooring, radiator.

Utility Room 11'9" x 8'8" (3.58 x 2.63)



Fitted wall and base units, inset stainless steel sink with drainer and mixer tap. Double glazed window and door to the garden, door to the garage, tiled flooring, radiator.

First Floor

Landing

Double glazed window to the side.

Bedroom 1 14'11" x 10'3" (4.54 x 3.13)



Double glazed window to the side, radiator.

Bedroom 2 9'7" x 12'11" (2.93 x 3.93)



Double glazed window to the front, radiator.

Bedroom 3 10'11" x 7'9" (3.32 x 2.35)



Double glazed window to the rear, radiator.

Bedroom 4 9'7" x 7'8" (2.93 x 2.34)

Double glazed window to the front, radiator.

Bathroom



A white three piece suite comprising; panelled bath with shower over, low level w/c and pedestal wash hand basin. Frosted double glazed window to the side, tiled walls, radiator.

External

Garage 8'8" x 21'5" (2.63 x 6.53)

Up and over door, power and light.

Front Garden



Lawned garden with shrub border, brick paved driveway leading to the integral garage.

Rear Garden



Lawned area with hedge border, patio, side access.

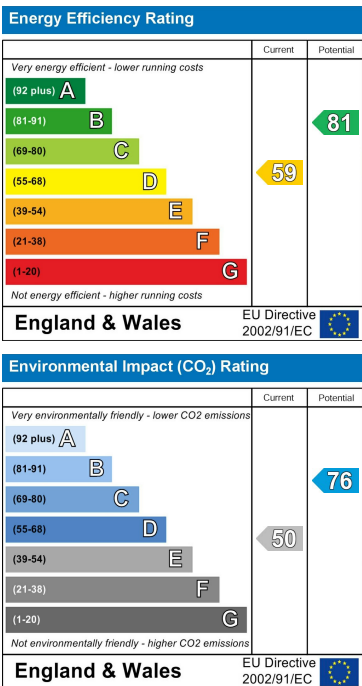
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.