



35 Rhyd Y Defaid Drive, Derwen Fawr, Swansea, SA2 8AJ

A fabulous opportunity not to be missed. This wonderfully substantial five bedroom detached family home is set on a generous plot in the prestigious area of Derwen Fawr & boasts ample living space throughout . Enjoying to the ground floor, porch, cloakroom, kitchen/breakfast room, utility room, diner, spacious lounge & a sitting room with doors out to garden. The first floor comprises four double bedrooms, a single bedroom, family bathroom & WC. In need of modernisation throughout offering fantastic potential to upgrade. Benefits include lovely sea views to rear, gas c/h, driveway , double garage & a beautiful laid to lawn rear garden offering an abundance of attractive mature shrubs, trees, bushes & a pleasant patio seating area. Offering easy access Singleton hospital, Swansea Uni, Sketty, Mumbles & the sea front. An ideal family home within good school catchments. Internal viewing essential to appreciate the space the home has to offer. No chain.

Best Offers Over £400,000

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ENTRANCE

Enter via double glass doors into:-

PORCH 3.438m max x 2.319m max (11'3" max x 7'7" max)

Sizeable porch with hardwood single glazed windows to front and sides, inset ceiling spotlights, built in storage cupboard, tiled flooring, wooden obscured glass panel door into:-

HALLWAY

Airy entrance hallway, hardwood obscured glass window to front, staircase to first floor, radiator, doors off to:-

CLOAKROOM 3.003m max x 1.254m max (9'10" max x 4'1" max)

UPVC double glazed obscured glass window to sides, wall mounted wash hand basin, ceramic wall tiles, radiator, door leading to low level w.c., with uPVC double glazed obscured glass window to side and ceramic wall tiles.

KITCHEN/BREAKFAST ROOM 5.906m max x 3.400m min (19'5" max x 11'2" min)

Open plan style kitchen/breakfast room, fitted with a range of wall and base units incorporating work surface over, set in 1½ bowl sink and drainer with mixer tap, breakfast bar, built in electric double oven and grill, inset four ring halogen hob with integrated extractor hood over, plumbed for washing machine, ceramic wall tiles, uPVC double glazed window to side, door into sitting room, built in storage cupboard, swing doors into dining room, radiator, floor tiles, door into:-

REAR HALLWAY

Wooden obscured glass panel door out to rear garden, built in storage cupboard, ceramic wall tiles, tiled flooring, door into:-

UTILITY ROOM 1.992m x 1.593m (6'6" x 5'3")

Fitted with a range of wall and base units incorporating work surface over, set in stainless steel sink, plumbed for washing machine, ceramic wall tiles, hardwood single glazed window to rear overlooking garden, radiator, tiled flooring.

LOUNGE 7.718m x 4.268m (25'4" x 14'0")

Bright and airy lounge, two hardwood single glazed windows to front, coving, wall lights, space for fire with marble effect hearth, two radiators, door into:-

SITTING ROOM 4.920m x 3.131m (16'2" x 10'3")

Double glazed aluminium window and sliding door to rear leading out to garden, coving, wall lights, radiator.

FIRST FLOOR

LANDING

UPVC double glazed stained glass window to side, sizeable built in storage cupboard, radiator, doors off to:-

BEDROOM 1 4.306m x 3.827m (14'2" x 12'7")

Hardwood single glazed window to front enjoying a pleasant outlook over garden, built in wardrobes, radiator.

BEDROOM 2 3.964m x 3.155m (13'0" x 10'4")

UPVC double glazed south facing window to rear boasting a beautiful outlook over garden and a stunning sea views over Mumbles lighthouse, built in storage, radiator.

BEDROOM 3 3.321m x 3.125m (10'11" x 10'3")

UPVC double glazed south facing window to rear enjoying a pleasant garden outlook and some lovely sea views towards Mumbles lighthouse, built in wardrobe, radiator.

BEDROOM 4 3.455m max x 3.294m (11'4" max x 10'10")

Hardwood single glazed window to front enjoying a leafy green outlook, radiator.

BEDROOM 5 3.179m max x 1.784m min (10'5" max x 5'10" min)

Hardwood single glazed window to front, built in shelving, radiator.

BATHROOM 2.707m max x 2.526m min (8'11" max x 8'4" min)

Three piece suite comprising set in bath with mixer shower over, two set in vanity unit wash hand basins with mixer tap, uPVC double glazed obscured glass window to rear, ceramic wall tiles, access into storage cupboard, two radiators.

W.C.

Low level w.c., loft hatch, uPVC double glazed obscured glass window to side, ceramic wall tiles.

EXTERNAL

FRONT

Double open access onto driveway offering ample off road parking, leading to a double garage, a variety of attractive mature shrubs, trees and bushes, gated side access to rear.

REAR

Sizeable south facing rear garden laid to lawn enjoying an abundance of mature shrubs, trees and bushes, pleasant patio seating area, side access into garage, wooden summer house.

DIRECTIONS

From our Sketty office proceed down Gower Road taking a right at the mini roundabout onto De La Beche Road. Continue along until reaching the end of the road taking a left onto Sketty Park Road. Bear right at the next roundabout onto Derwen Fawr Road, taking the first right onto Rhyd Y Defaid Drive. The property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING:

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.