



5 Rhyd Y Defaid Drive, Derwen Fawr, Swansea, SA2 8AH

An opportunity to purchase a modern four bedroom detached property, in the heart of the sought after Derwen Fawr area. Following a welcoming entrance, the home boasts spacious living areas over two reception rooms, opening to conservatory with lovely views of rear garden, all complimenting a large kitchen/diner with a range of built in appliances and a ground floor cloakroom. The first floor offers ample sized bedrooms with a further opportunity to utilise some space as a study or hobby room. Leading out from the kitchen or conservatory you are presented with a private and level, well maintained rear garden with various seating areas sheltered by a wooden pagoda with decorative stone base. An open access driveway allows opportunity to park various vehicles as well as leading to a single garage for additional parking or storage. The benefits of the home include UPVC double glazed windows throughout, gas central heating, modern and spacious living. EPC = D

Asking Price £465,000

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





ENTRANCE

Entrance via composite door with double glazed obscure glass panel into:

HALLWAY

Welcoming hallway, coved ceiling, stairs to first floor, 2 x built in under-stairs storage cupboards, radiator, 2 x wall mounted lights, parquet flooring, solid oak doors into:

LOUNGE 6.070m into bay x 3.643m (19'11" into bay x 11'11")

Coved ceiling, UPVC double glazed bay window to front, 2 x UPVC double glazed windows to side, radiator, set in multifuel burner on slate hearth with wooden mantle, 4 x wall mounted lights, parquet flooring.

CLOAKROOM 1.571m x 1.296m (5'2" x 4'3")

Fitted with a two piece suite comprising WC and pedestal wash hand basin tiled to splash back. Coved ceiling, UPVC double glazed obscure glass window to front, radiator, wooden flooring.

DINING ROOM 4.887m x 3.645m (16'1" x 11'11")

Coved ceiling, 2 x UPVC double glazed windows to side, radiator, serving hatch into kitchen, gas fire set on marble hearth with matching inset and wooden surround and mantle, opening to:

CONSERVATORY 3.923m max x 3.256m (12'10" max x 10'8")

Vaulted ceiling with inset spotlights and 2 x wooden framed Velux windows to side. UPVC double glaze windows to side and rear overlooking private garden. UPVC French doors with double glazed glass panels leading to patio area, radiator, wood affect flooring, 2 x wall mounted lights.

KITCHEN/DINER 5.872m x 3.815m (19'3" x 12'6")

Spacious kitchen and dining area, fitted with a range of hardwood wall and base units with Incorporated work surface over and tiled splash back. One and a half bowl stainless steel sink and drainer with mixer tap, set in electric fan oven and grill with set in five ring stainless steel gas hob and extractor fan over. Space for American style fridge freezer and a range of additional appliances. Coved ceiling with inset spotlights, UPVC double glazed windows to rear and side, UPVC door with double glazed obscure glass panel to rear garden, radiator, tiled flooring, space for dining set.

FIRST FLOOR

LANDING

Coved ceiling, loft access hatch, UPVC double glaze stained-glass window to front and side, split-level landing, solid oak doors into:

W.C. 1.553m x 0.913m (5'1" x 3'0")

Fitted W/C, UPVC double glazed obscured glass window to side, ceramic wall tiles, radiator.

BATHROOM 2.532m x 2.502m (8'4" x 8'2")

Light, airy and spacious bathroom, fitted with a 3 piece suite comprising pedestal wash hand basin, set in bath with central mixer tap and hand held shower attachment and walk in corner shower with overhead

shower within. UPVC double glazed obscure glass window to side, ceramic wall tiles, wall mounted heated towel rail.

BEDROOM 1 6.110m into bay x 3.649m (20'1" into bay x 12'0")

Coved ceiling, UPVC double glazed bay window to front, radiator, built in wardrobes with shelving and hanging rails.

BEDROOM 2 5.031m x 3.647m (16'6" x 12'0")

Coved ceiling, UPVC double glazed window to rear overlooking garden, radiator, built in airing cupboard with shelving and housing hot water tank.

BEDROOM 3 3.839m x 3.017m (12'7" x 9'11")

UPVC double glazed window to rear overlooking garden, radiator.

BEDROOM 4 3.031m x 2.939m (9'11" x 9'8")

UPVC double glazed windows to front and side, radiator, built in storage cupboard with shelving.

EXTERNAL

FRONT

Open access to block paved driveway with space for multiple vehicles, laid to lawn area with a range of attractive shrubs and trees, double gated side access to rear, external light, access into single garage.

REAR

Private and level enclosed rear garden laid to lawn, wooden pagoda with decorative stone area, raised flower bed borders, range of mature shrubs, patio seating area, external tap.

DIRECTIONS:-

From our Sketty showroom proceed along Gower Road and take the first right at the mini roundabout onto De-la-beche Road. At the end of the road take a left onto Sketty Park Road and go straight ahead at the next mini roundabout onto Derwen Fawr Road. Take the first turning left onto Rhyd Y Defaid Drive and follow the road ahead. The property can be found on the Left hand side.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

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.