



**101 Rhyd Y Defaid Drive, Sketty, Swansea,  
SA2 8AW**

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 13TH JUNE 2018 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA.

**OFFERS IN EXCESS OF £265,000**

11 Walter Road, Swansea, SA1 5NF  
T: 01792 646060 | F: 01792 643 974  
[sw@dawsonsproperty.co.uk](mailto:sw@dawsonsproperty.co.uk)



## SUMMARY

A four bedroom linked-detached family home. Set in a prime location in Derwen Fawr with good transport links to the city centre along with being in catchment for local schools. The property requires updating but offers great potential for families and investors alike. The accommodation on offer comprises entrance hallway, lounge, dining room, kitchen, utility room and W.C to the ground floor. To the first floor there is four bedrooms and shower room. Driveway parking. South facing rear garden laid to lawn.

## ENTRANCE/HALLWAY

Access via aluminium framed frosted glass door into hallway. Access to lounge, kitchen, W.C and staircase to first floor.

## LOUNGE 5.43m X 3.93m (17'10" X 12'11")

UPVC double glazed window to front. Feature focal fire place with brick effect surround. Access to :-

## DINING AREA 3.56m X 3.92m (11'8" X 12'10")

Patio doors to rear. Radiator. Access to:-

## KITCHEN 3.68m X 3.92m (12'1" X 12'10")

UPVC double glazed window to rear. Range of wall and base units together with inset single and half bowl with drainer and mixer tap. Integrated oven, with four ring hob and extraction. Space for dish washer. Access to:-

## UTILITY ROOM 3.75m X 2.60m (12'4" X 8'6")

Base units with single bowl and drainer. Radiator. Fitted storage. UPVC double glazed window and door to rear. Access to garage.

## FIRST FLOOR

### FIRST FLOOR LANDING

Frosted window to side. Access to all four bedrooms and shower room. Fitted carpet.

## BEDROOM 1 3.91m X 3.00m (12'10" X 9'10")

UPVC double glazed window to front. Radiator. Fitted carpet.

## BEDROOM 2 3.01m X 4.59m (9'11" X 15'1")

UPVC double glazed window to rear. Radiator. Fitted carpet.

## BEDROOM 3 2.29m X 3.24m (7'6" X 10'8")

UPVC double glazed window to rear. Radiator. Fitted carpet.

## BEDROOM 4 2.22m X 3.00m (7'3" X 9'10")

UPVC double glazed window to front. Integrated storage cupboard. Radiator. Fitted carpet.

## SHOWER ROOM

UPVC double glazed frosted window to side. Shower. W.C. Wash hand basin. Radiator. Fitted storage.

## EXTERNAL

Driveway parking for a number of vehicles leading to garage. Paved access to front of property. Side access to South-Facing rear garden with patio area. Range of mature shrubs and trees.

## 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 towards the end of the road on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** D

**VIEWING: STRICTLY VIA VENDORS AGENTS.**

NB: On the day of the auction all successful purchasers will be subject to a deposit of 10% of the purchase price along with a buyers premium of £300 plus VAT. Legal packs can be downloaded through the Dawsons website [www.dawsonsproperty.co.uk](http://www.dawsonsproperty.co.uk)

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.

