122 Rhyd-Y-Defaid Drive

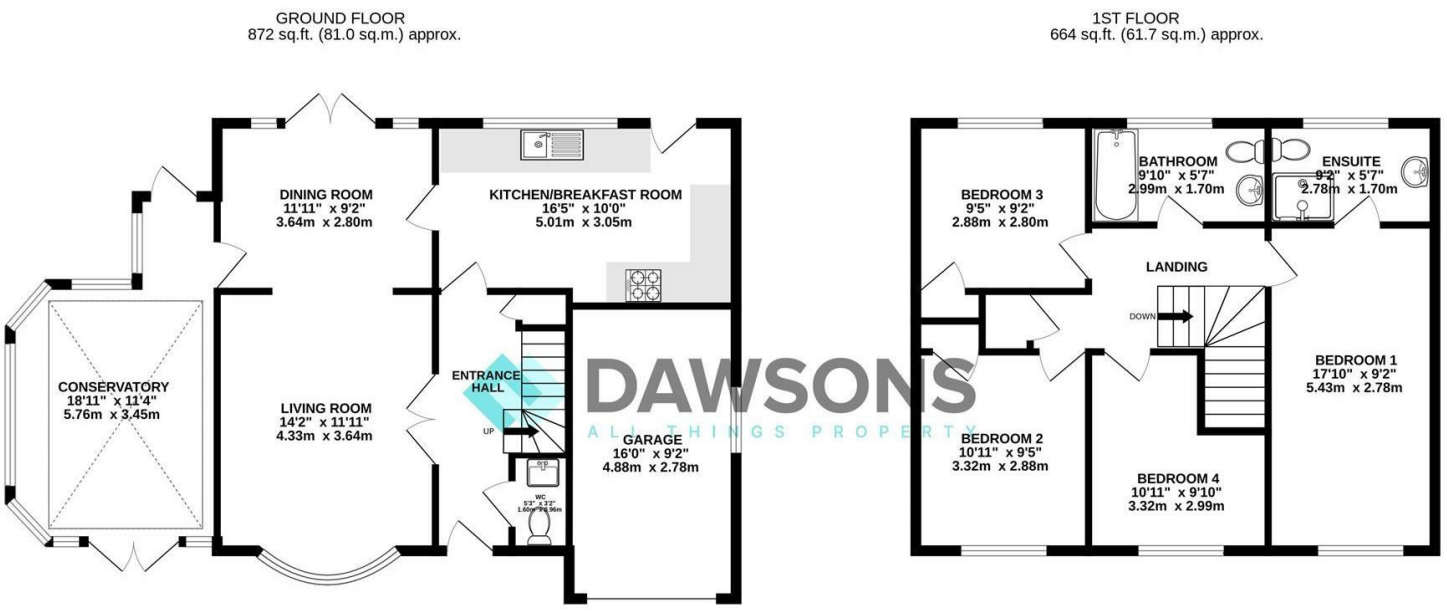
Sketty, Swansea, SA2 8AW

Offers Around £500,000

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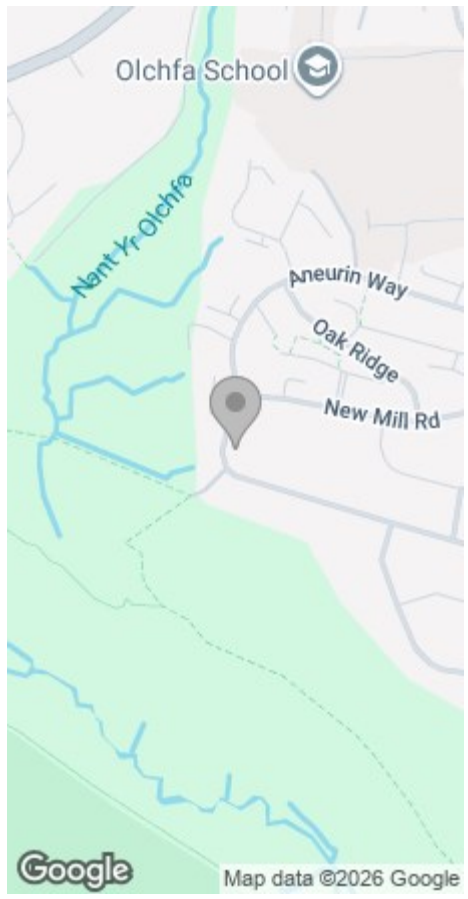
FLOOR PLAN



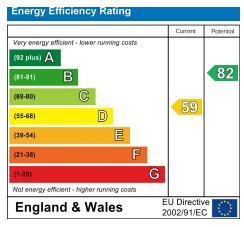
TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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90 Gower Road, Sketty, Swansea, SA2 9BZ
T **01792 299655** E **sk@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Situated in the ever-popular and highly sought-after location of Rhyd-Y-Defaid Drive, Sketty, this beautifully presented four-bedroom detached family home offers spacious, versatile accommodation throughout, making it an ideal purchase for growing families.

Conveniently positioned within excellent school catchment areas and just a short distance from Singleton Park, Singleton Hospital and Swansea University, the property enjoys an enviable location combining everyday convenience with fantastic local amenities.

Upon entering, you are welcomed by a spacious entrance hallway, providing access to a convenient downstairs WC, a generous living room followed through to a dining room, and a stunning modern kitchen/breakfast room, offering an excellent space for both everyday family living and entertaining. Further enhancing the ground floor accommodation is a lovely conservatory situated to the side of the property, providing an additional reception space and overlooking the garden.

To the first floor, the property continues to impress with four generously proportioned bedrooms, with the master bedroom benefiting from its own private en-suite shower room. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the property enjoys gardens to both the front and rear, together with a private driveway providing ample off-road parking and a garage, adding further practicality and convenience.

Presented in beautiful condition throughout and offering generous accommodation in one of Sketty's most desirable residential locations, this fantastic home is sure to appeal to families and should be viewed to be fully appreciated.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

W.C
5'2" x 3'1" (1.60m x 0.96m)

KITCHEN/BREAKFAST ROOM
16'5" x 10'0" (5.01m x 3.05m)

LIVING ROOM
14'2" x 11'11" (4.33m x 3.64m)

DINING ROOM
11'11" x 9'2" (3.64m x 2.80m)

CONSERVATORY
18'10" x 11'3" (5.76m x 3.45m)

FIRST FLOOR

LANDING













BEDROOM 1
17'9" x 9'1" (5.43m x 2.78m)

EN-SUITE
9'1" x 5'6" (2.78m x 1.70m)

BATHROOM
9'9" x 5'6" (2.99m x 1.70m)

BEDROOM 3
9'5" x 9'2" (2.88m x 2.80m)

BEDROOM 2
10'10" x 9'5" (3.32m x 2.88m)







BEDROOM 4
10'10" x 9'9" (3.32m x 2.99m)

EXTERNAL

GARAGE
16'0" x 9'1" (4.88m x 2.78m)

TENURE
FREEHOLD

EPC RATING
D

COUNCIL TAX BANDING
G

SERVICES
Mains gas, electric, water & drainage - meter.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage





