65 Rhyd-Y-Defaid Drive

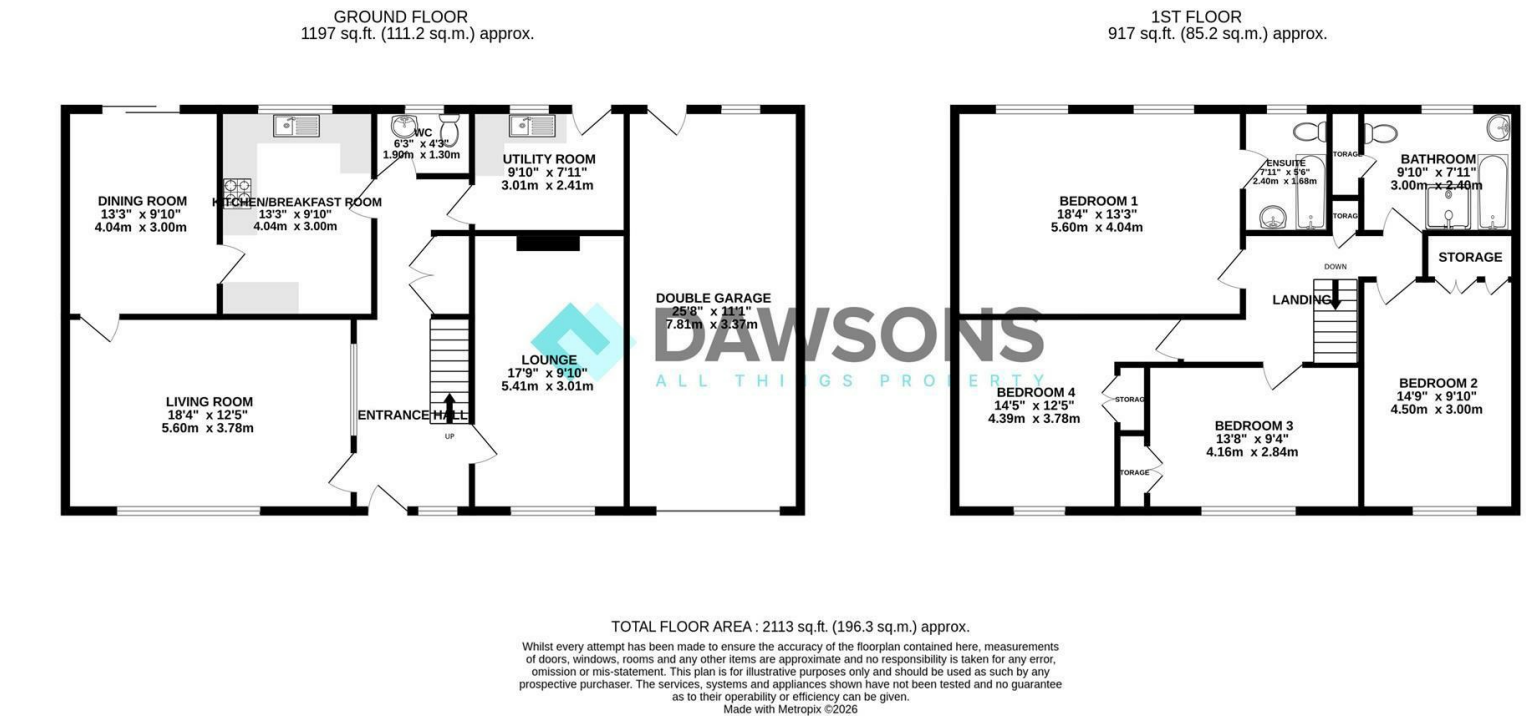
Sketty, Swansea, SA2 8AN

Asking Price £470,000

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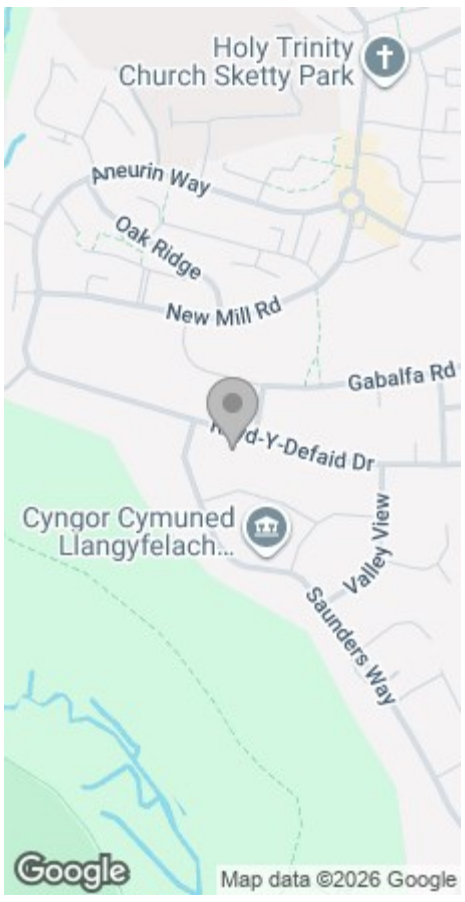
FLOOR PLAN



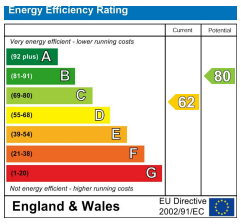
TOTAL FLOOR AREA : 2113 sq.ft. (196.3 sq.m.) approx.

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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GENERAL INFORMATION

Situated in the highly sought-after area of Rhyd Y Defaid, this detached four-bedroom family home presents an excellent opportunity for purchasers seeking a property they can modernise and personalise to their own taste. Offering generous and versatile accommodation throughout, the property occupies a desirable position within a well-regarded residential location.

The accommodation briefly comprises an entrance hallway, spacious lounge, dining room, kitchen, utility room, and an additional sitting room to the ground floor. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking, a single tandem garage, and an enclosed rear garden which is mainly laid to lawn, providing an ideal space for families and outdoor entertaining.

Rhyd Y Defaid is a particularly desirable location, offering excellent access to nearby beaches, local amenities, public transport links, and Singleton Hospital. The property also lies within a popular school catchment area, further enhancing its appeal to families.

Requiring updating throughout, this detached home offers fantastic potential to create a superb family residence in a highly convenient and attractive setting. Viewing is highly recommended to fully appreciate the accommodation, location, and opportunity on offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE
17'8" x 9'10" (5.41m x 3.01m)

UTILITY ROOM
9'10"x 7'10" (3.01mx 2.41m)

DOWNSTAIRS CLOAKROOM
6'2" x 4'3" (1.90m x 1.30m)

KITCHEN/BREAKFAST ROOM
13'3" x 9'10" (4.04m x 3.00m)

DINING ROOM
13'3" 9'10" (4.04m 3.00m)

LIVING ROOM
18'4" x 12'1" (5.60m x 3.7m)

























FIRST FLOOR

LANDING

BEDROOM 1
18'4" x 13'3" (5.60m x 4.04m)

EN SUITE
7'10" x 5'6" (2.40m x 1.68m)

BATHROOM
9'10" x 7'10" (3.00m x 2.40m)

BEDROOM 2
14'9" x 9'10" (4.50m x 3.00m)

BEDROOM 3
13'7" x 9'3" (4.16m x 2.84m)

BEDROOM 4
14'4" x 12'4" (4.39m x 3.78)

EXTERNAL
Front - Driveway parking for multiple vehicles.
Rear - Garden laid to lawn with patio.

TENURE
FREEHOLD

COUNCIL TAX BANDING
G

EPC RATING
D

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