

92 Rhyd-Y-Defaid Drive, Sketty, Swansea, SA2 8AN

Four Bedrooms and Two Bathrooms
Fabulous Kitchen Family Room
Immaculate Condition

FREEHOLD

1,816 sqft

OFFERS IN THE REGION OF

£565,000



An elegant family home with a light-filled orangery and a garden made for summer evenings.









A beautifully finished four-bedroom family home on one of Sketty's broad, tree-lined avenues, with an elevated position, generous parking and a carefully landscaped garden. The flowing living accommodation includes a striking orangery, complemented by two stylish bath/shower rooms and a separate utility. Freehold and offered with no onward chain.










SMEG


WHEN IN
DOUBT
DANCE
IT OUT





Elevated above a broad, tree-lined avenue, this beautifully presented four-bedroom link-detached house offers a welcoming setting for family life. Refurbished to an exacting standard by the current owner, the interiors combine thoughtful finishes with generous living spaces, complemented by a landscaped rear garden and ample parking to the front.

Extending to 1,816 sqft, the accommodation has a particularly sociable layout. At its heart is an impressive kitchen, dining and family room, opening into a light-filled orangery. Contemporary cabinetry, clean-lined work surfaces and a central island give the kitchen an elegant simplicity, with plenty of space for cooking, gathering and everyday meals. There is room for a substantial dining table, while the orangery provides a comfortable place to sit beneath the glazed roof, enjoying the garden outlook throughout the seasons.

Bi-fold doors open onto the rear terrace, bringing the house and garden together beautifully in warmer weather. The connection through to the front living room adds further flexibility, allowing the spaces to work together when entertaining or providing a quieter room in which to relax. Its broad front window, soft colours and considered decoration create an inviting atmosphere.

A separate utility room keeps the practical side of family life neatly organised, and a stylish ground-floor shower room is a useful addition.

Upstairs, four well-presented bedrooms continue the quality of finish found throughout the house. The luxurious family bathroom is a particular highlight, with a sculptural freestanding bath, contemporary vanity unit and contrasting wall panelling creating a calm and beautifully composed space.

The rear garden has been landscaped with equal care. A generous terrace im-mediately behind the house provides space for outdoor dining and summer evenings with friends, leading onto a neatly maintained lawn framed by estab-lished planting. Further seating areas offer different places to enjoy the garden, with mature greenery giving it an appealing sense of enclosure.

With its immaculate interiors, generous entertaining spaces and attractive av-enue setting, this is a home ready to enjoy from the outset. Offered with no onward chain.







Tenure:
Freehold.

Services:
Mains electricity, gas, water and drainage;
gas central heating.

Council Tax:
Band F (£3,095p.a.)

EPC:
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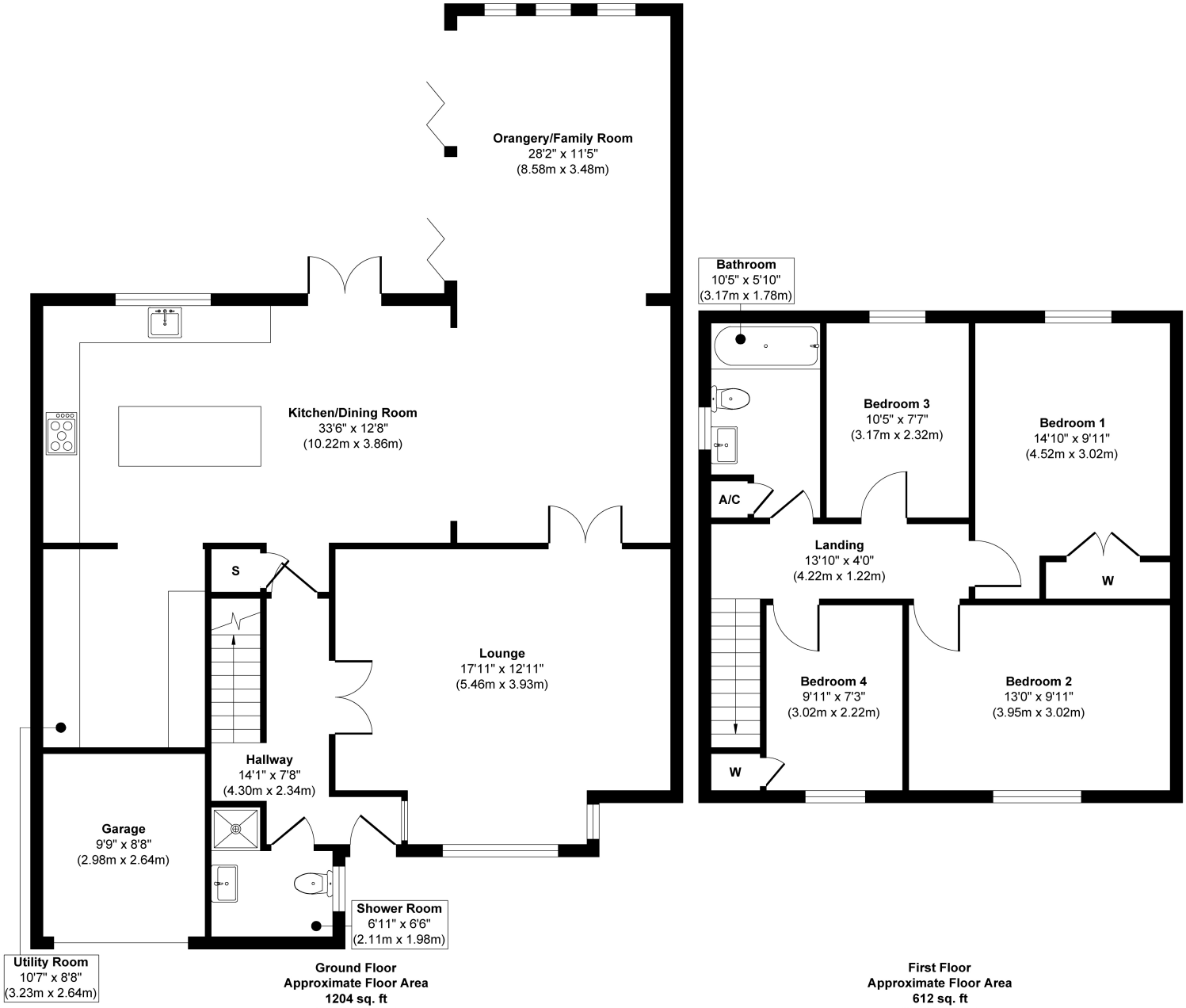












Approx. Gross Internal Floor Area 1816 sq. ft / 168.85 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1732 sq. ft / 160.99 sq. m (EXcluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

Rhyd-Y-Defaid Drive offers an appealing balance of established residential surroundings and everyday convenience, with the coast, parkland and western Swansea's principal employment centres within easy reach.

The nearby Parkway shopping parade provides useful day-to-day amenities, including convenience shopping, a pharmacy and places to eat, approximately half a mile away. Sketty's shops, cafés and other services are around a mile from the property, offering a wider choice close to home. Parkland Primary School and Olchfa School are both nearby; the precise school catchments for this address, including secondary provision, should be confirmed with Swansea Council.

Singleton Park provides extensive green space for walking and recreation, while Swansea Bay's promenade offers miles of seafront walking and cycling. Singleton Hospital and Swansea University's Singleton campus are conveniently accessible, making the location particularly practical for those working or studying locally.

For weekends, Mumbles offers independent shops, restaurants and waterfront cafés, with Langland and Caswell beyond for beach days, surfing and coastal walks. The wider Gower National Landscape opens up further opportunities for walking, riding and exploring its beaches and villages. Swansea city centre provides additional shopping, entertainment and rail connections, while routes through western Swansea connect with the M4 for travel towards Cardiff and further afield.employment centres, Singleton Hospital and the university's Singleton campus are also accessible by road, making this an appealing base for those seeking countryside surroundings within reach of the city.









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