



## 42 Rhyd-Y-Defaid Drive, Derwen Fawr, Swansea, SA2 8AJ

Four Bedrooms  
Two Bathrooms  
Double Garage

FREEHOLD

2,026 sqft

OFFERS IN THE REGION OF

**£545,000**



*A handsome family home with space, light and a superb garden,  
quietly positioned above one of Sketty's most desirable avenues.*





A well-balanced detached home set on a generous plot, offering bright, practical living space in one of Sketty's most established and sought-after residential settings.













Occupying an elevated position along this attractive, tree-lined road, this four-bedroom detached home offers 2,026 sqft of well-proportioned accommodation, thoughtfully arranged for comfortable family living.

A spacious entrance porch leads into an inviting reception hall, setting the tone for the space and light found throughout. To the front of the house, a generous principal reception room enjoys a pleasant outlook and flows naturally through to the dining room behind, where views over the rear garden create a calm and private setting. This space connects seamlessly to a stylish, contemporary kitchen, forming a practical and sociable layout for everyday living.

The kitchen is well-appointed and leads through to a particularly useful utility room, which in turn provides access to the double garage—ideal for storage, hobbies or further potential use. A modern ground floor shower room adds further flexibility.

Upstairs, the accommodation comprises three double bedrooms alongside one comfortable single room, all served by a well-finished family bathroom. The layout is sensible and well suited to a growing family, with good storage found throughout the house.

The property has been carefully maintained and improved by the current owners, including the installation of a new roof and a new central heating boiler, offering reassurance from a practical standpoint.

Externally, the plot is a real strength. The front garden is generous and well presented, with a driveway providing ample off-street parking for several vehicles. To the rear, the garden has been thoughtfully arranged with a central lawn, mature planting and a sun terrace—creating a private and attractive outdoor space to enjoy throughout the seasons.



Tenure: Freehold

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

Council Tax Band: Band G (£3,571p.a.)

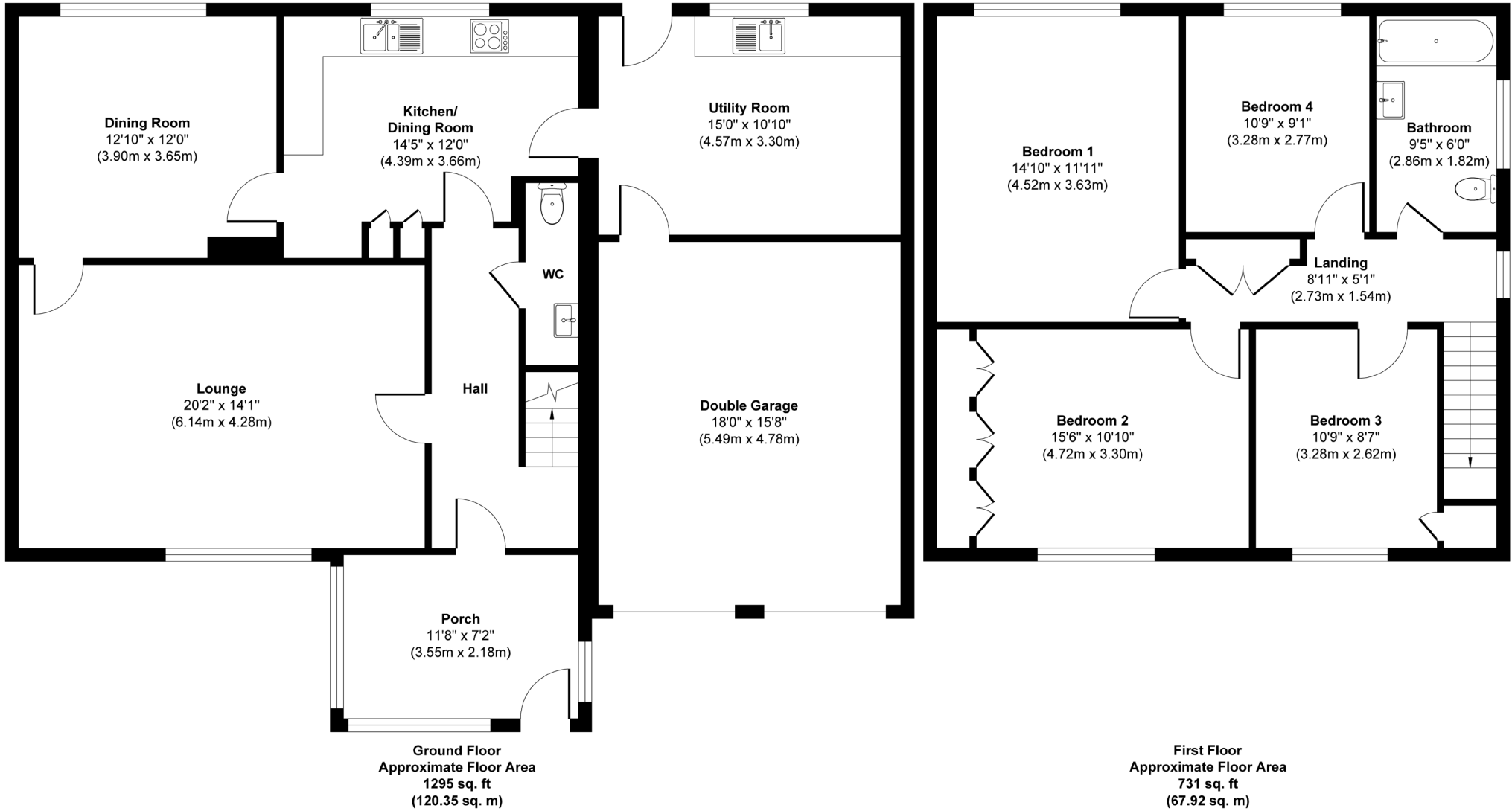
EPC Rating: C











**Approx. Gross Internal Floor Area 2026 sq. ft / 188.27 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 1756 sq. ft / 163.18 sq. m (Excluding Garage)**

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

## The Location

Rhyd-Y-Defaid Drive is a well-regarded residential address within Sketty, known for its quiet, tree-lined setting and proximity to a wide range of amenities.

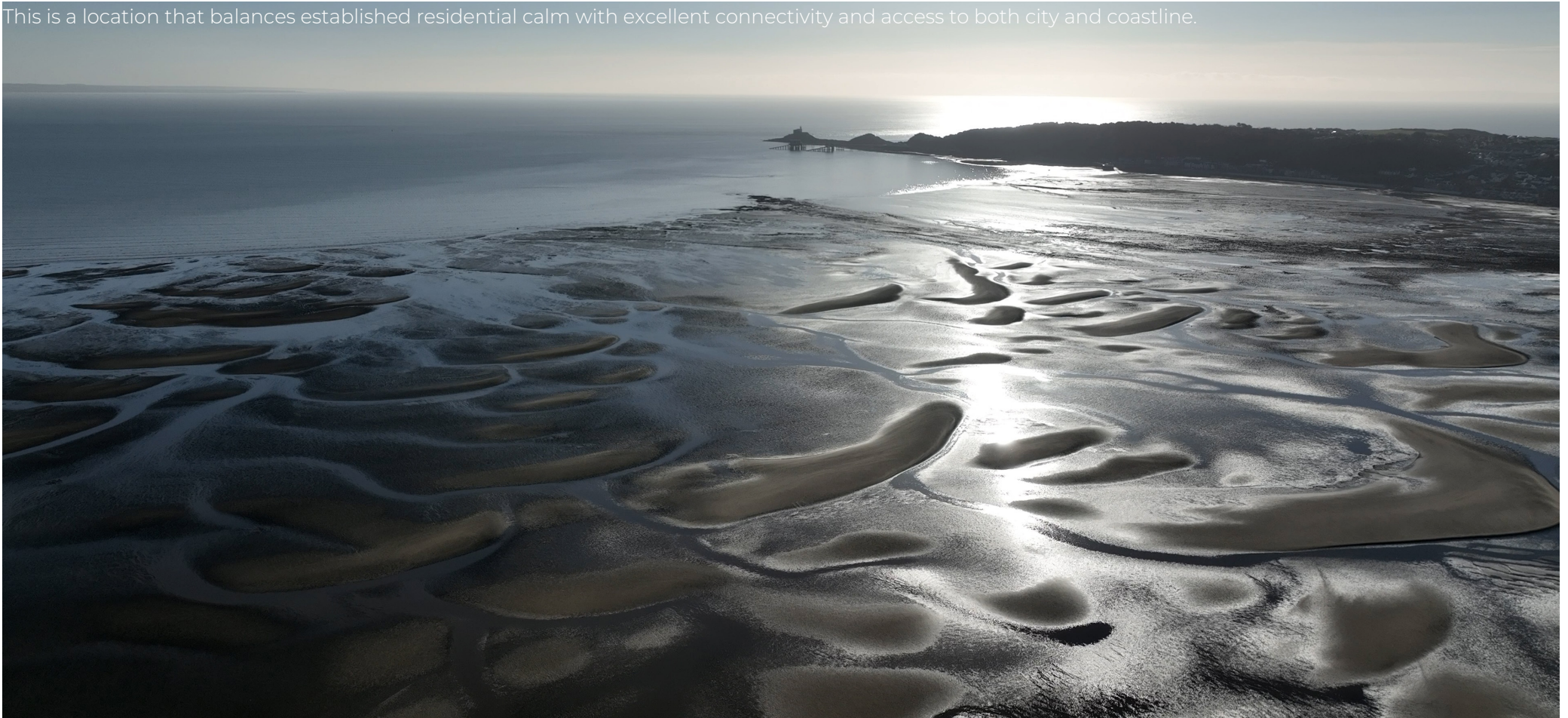
Sketty Cross is approximately 0.8 miles away, offering a selection of independent shops, cafés, and everyday conveniences, while the vibrant areas of Uplands (around 1.5 miles) and Mumbles (approximately 3 miles) provide a broader mix of restaurants, boutiques and coastal attractions.

Singleton Park lies within 1 mile, offering expansive green space, botanical gardens and access through to Swansea Bay promenade. The seafront itself is within approximately 1 mile, providing miles of coastal walks and easy access to the beaches of Mumbles and the wider Gower Peninsula, the UK's first Area of Outstanding Natural Beauty.

The property falls within the catchment for well-regarded local schools, including Sketty Primary School (approximately 0.6 miles) and Olchfa Comprehensive School (approximately 1.2 miles), both highly sought after.

For those commuting, Swansea city centre is around 2 miles away, with Swansea University and Singleton Hospital both within approximately 1.5 miles. The M4 motorway (Junction 47) is accessible within around 4 miles, providing convenient links east towards Cardiff and beyond.

This is a location that balances established residential calm with excellent connectivity and access to both city and coastline.





THE  
**GREENROOM**  
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane  
Mumbles  
SA3 4AA

E-mail and Web

[info@thegreenroomhomes.com](mailto:info@thegreenroomhomes.com)  
[www.thegreenroomhomes.com.com](http://www.thegreenroomhomes.com.com)