



18 Y Deri, Sketty, Swansea, SA2 8ET

Six Bedrooms
Four Bathrooms
Two Receptions

FREEHOLD

2147sqft

£660,000

Where the rhythm of the sea meets the pace of the city, this modern coastal home offers seamless living—weekday ease, weekend escape...





Set within a peaceful, private development between Mumbles and Sketty, this substantial family home offers space, style, and seclusion in equal measure. With six bedrooms, generous living areas, and a beautifully landscaped garden backing onto trees, it's an ideal setting for modern family life—just minutes from the coast, the hospital, and university, with the city and M4 easily accessible too.







An Impressive Six-Bedroom Family Residence in a Prime Swansea Location

Tucked away within an exclusive development built in 2013, 18 Y Deri presents a rare opportunity to acquire a substantial, beautifully maintained home offering generous, light-filled living space across three floors. The current owners have cherished the property since new, and it shows in the immaculate presentation and attention to detail throughout.

Set on a private and well-positioned plot, this six-bedroom, four-bathroom residence is designed with family living in mind. The heart of the home is the exceptional kitchen family room, where sleek modern finishes meet comfort and functionality—opening directly onto the private rear garden, which backs onto mature trees and offers a real sense of peace and seclusion.

Two elegant reception rooms provide flexible living and entertaining space, complemented by a practical utility room and guest WC. The property's generous proportions are enhanced by large windows, bathing the interiors in natural light and offering glimpses of the sea from the upper floors.

Externally, the home sits on a lovely plot with a private driveway for up to four cars, alongside a double garage. The rear garden is a real highlight—spacious, enclosed, and beautifully bordered by greenery, offering both privacy and tranquility.

Perfectly positioned between the charm of Mumbles and the quiet elegance of Sketty, Y Deri is an enviable address. Its location is ideal for commuters, with Singleton Hospital, Swansea University, and swift access to the city centre and M4 all within easy reach. On weekends, the seafront promenade, Gower's beaches, and the vibrant café culture of Mumbles are just moments away.

This is a home that offers the very best of both worlds: space, comfort, and a superb lifestyle—all in a location that's as practical as it is picturesque.







The property is connected to all mains services and the central heating is fired by gas.

The Council tax is Band G (£3,571p.a.)

The EPC rating is C







The Location

Y Deri in Derwen Fawr is one of Swansea's hidden gems—an attractive, modern development nestled in a leafy and peaceful part of the city. This desirable location offers an exceptional quality of life, balancing tranquility with outstanding convenience and lifestyle options right on your doorstep.

Ideal for Commuting and Connectivity

Living here means you're superbly placed for an easy daily commute:

Singleton Hospital is just 1 mile away (approx. 5 minutes by car or a pleasant walk). Swansea University's Singleton Campus is also around 1 mile, making it ideal for academics and students alike.

Swansea City Centre is approximately 3.5 miles away—less than 15 minutes by car, or easily reached by bus or bike via the nearby promenade.

The M4 motorway (Junction 47) is around 5.5 miles away, offering direct access to Cardiff, West Wales, and beyond—perfect for commuters and weekend getaways.

Surrounded by Nature and Coastal Beauty

Life in Derwen Fawr means you're surrounded by some of the region's finest green spaces and coastal paths:

Clyne Gardens—renowned for its breathtaking spring displays and botanical diversity—is just minutes away.

Singleton Park, one of Swansea's grandest parks, offers wide open spaces, woodland walks, and hosts cultural events including the annual Proms in the Park.

The sea front promenade is nearby, stretching from the Marina to Mumbles—ideal for walking, cycling, or simply enjoying coffee with a sea view.

A Gateway to Gower & Mumbles

At weekends, you're spoilt for choice:

Mumbles Village (approx. 2.5 miles away) is a charming coastal hub full of boutique shops, seafood restaurants, cafés, and the iconic pier.

The Gower Area of Outstanding Natural Beauty begins just beyond, offering world-class beaches like Three Cliffs, Rhossili, and Caswell—perfect for surfing, paddleboarding, hiking, or beach days with the family.

Excellent Schools and Education

Y Deri falls within highly regarded school catchment areas, making it a prime location for families:

Parkland Primary School (a popular and well-rated option)

Olehfa School or Bishop Gore Comprehensive School

Access to Welsh medium and independent school options is also available nearby, including Ysgol Gyfun Gwyr and Ffynone House School.

Everyday Amenities at Your Fingertips

The vibrant Uplands district is nearby, known for its independent cafés, restaurants, and a monthly street market.

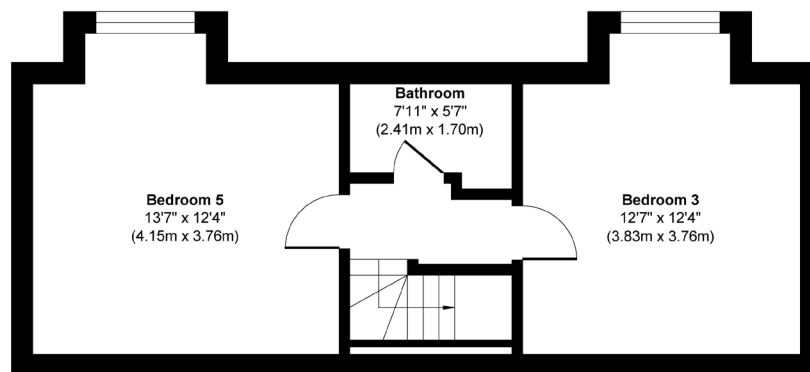
Sketty Cross offers convenience shopping, doctors' surgeries, a library, and more. Larger supermarkets and retail parks are easily accessed within a short drive.

Whether you're raising a family, working at the university or hospital, or simply seeking the best of both city and coastal living, Y Deri offers a quiet, leafy setting with everything Swansea has to offer within easy reach. It's a location that truly ticks every box: lifestyle, location, convenience, and community.

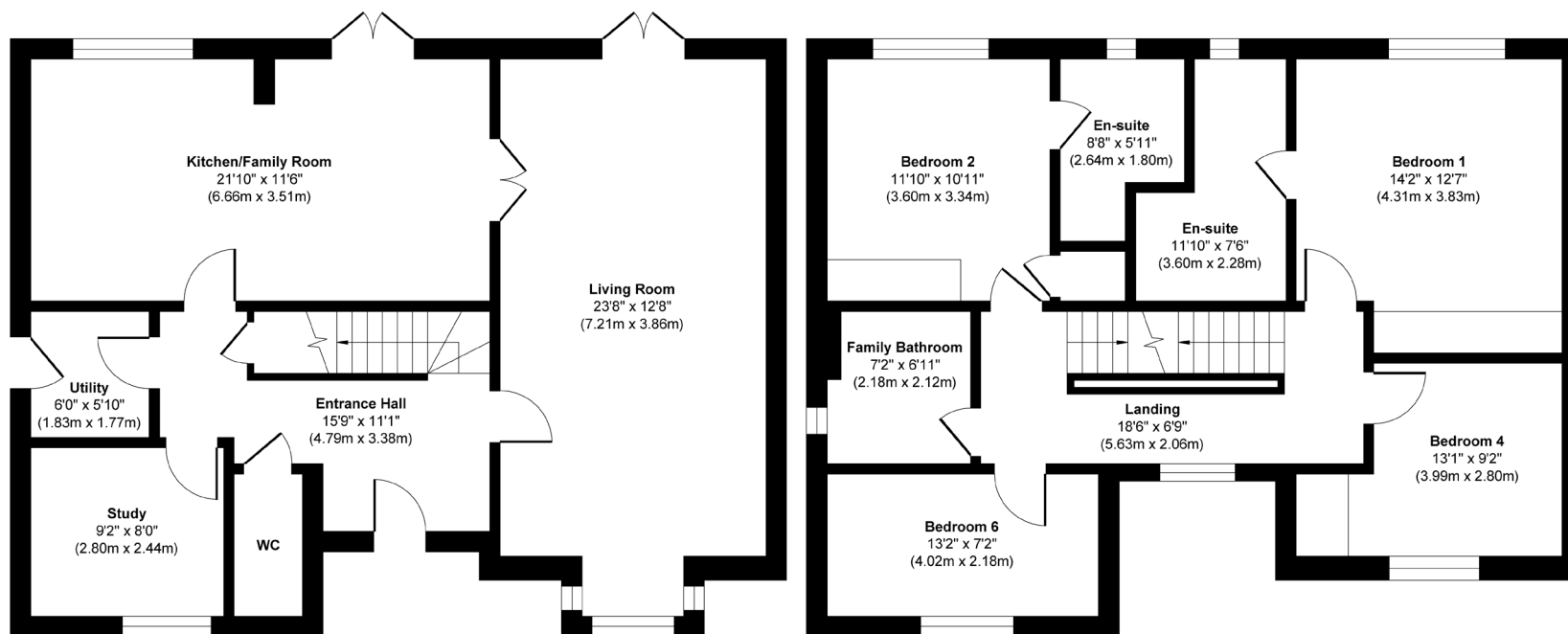




18 Y Deri, Derwen Fawr



Attic
Approximate Floor Area
457 sq. ft
(42.47 sq. m)



Ground Floor
Approximate Floor Area
867 sq. ft
(80.59 sq. m)

First Floor
Approximate Floor Area
823 sq. ft
(76.51 sq. m)

Approx. Gross Internal Floor Area 2147 sq. ft / 199.57 sq. m

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

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