



46 Rhyd-Y-Defaid Drive, Sketty, Swansea, SA2 8AJ

Four Bedrooms
Two Receptions
Garage

FREEHOLD

1,689 sqft

OFFERS IN THE REGION OF

£545,000

A well-presented family home in a prime Sketty location, perfectly placed for schools, beaches and daily amenities.





A bright, well-kept family home in a superb location between Sketty, Mumbles and the Swansea seafront.



Beautifully maintained and offering generous living space, this four-bedroom detached home sits within one of Sketty's most convenient and desirable residential turnings. With family-friendly gardens, a garage, a modern layout and excellent school catchments, it is an ideal home for those seeking comfort and practicality close to the coast and key Swansea amenities.









Extending to 1,689sqft and arranged over two floors, 46 Rhyd-Y-Defaid Drive is a welcoming and thoughtfully laid-out detached family home, presented in excellent condition throughout.

The ground floor opens into an entrance porch and hallway, leading into a spacious living room running across the front of the house and open to the dining room creating a warm, light-filled space.

The kitchen/breakfast room offers ample space for cooking and gathering, with direct access to the utility area. A ground-floor shower room adds further convenience, particularly for busy family life.



Upstairs, the property provides four well-proportioned bedrooms. The two largest bedrooms are generous doubles, while the additional bedrooms offer ideal spaces for children, guests or home working. All are served by a beautifully finished family bathroom on the landing.

Externally, the house enjoys a smart lawned front garden, a driveway, and a single attached garage. The rear garden is a private, enclosed space with mature hedging and level lawn—perfect for outdoor dining, children's play and summer relaxation.

The house is offered with no onward chain, ensuring a straightforward move.





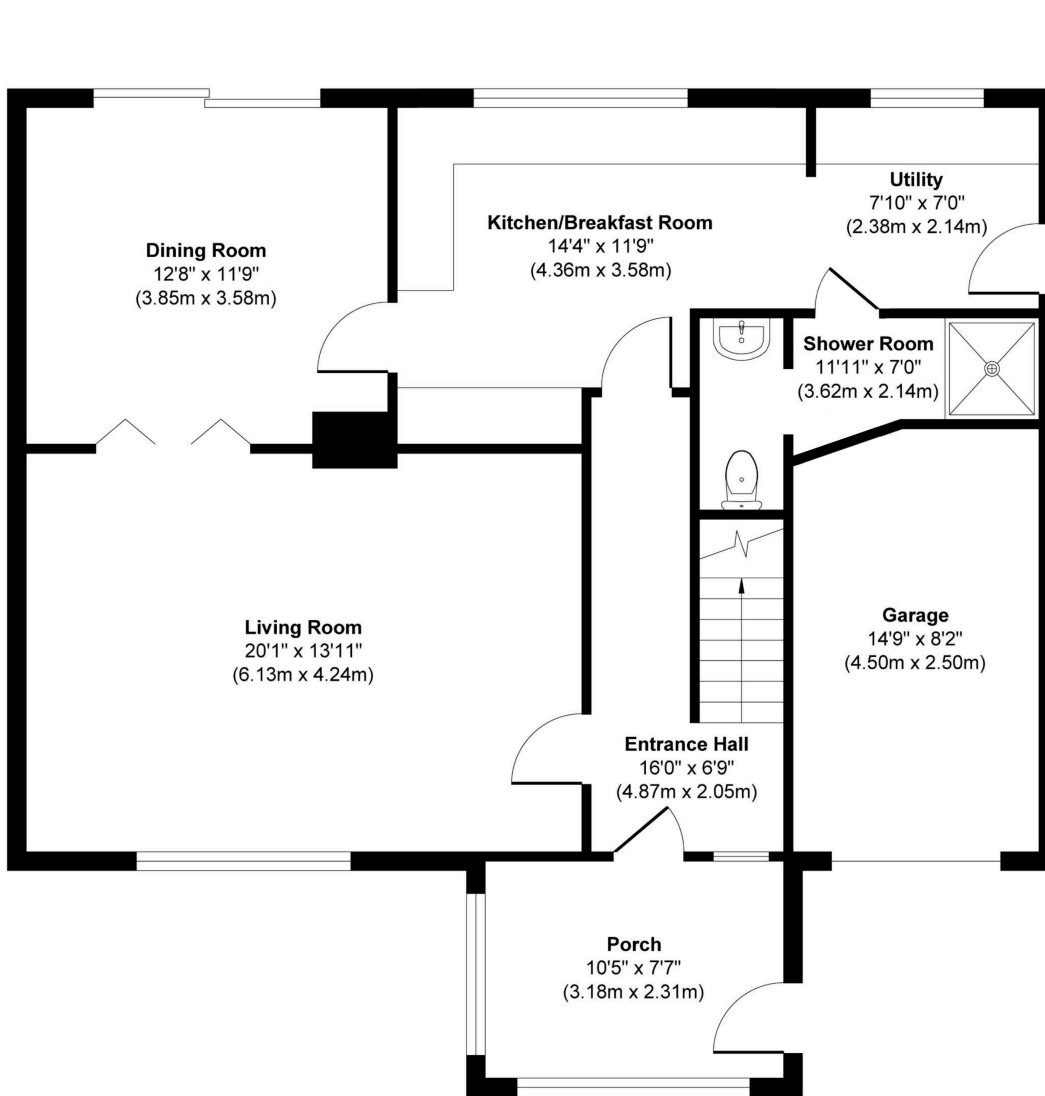
Tenure: Freehold.

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

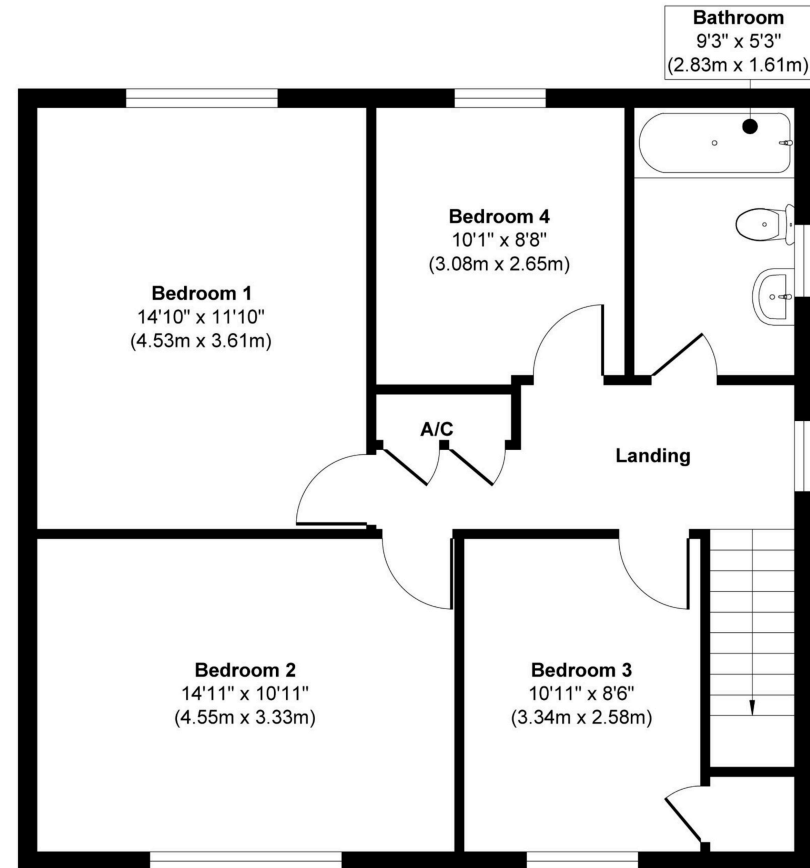
Council Tax: Band G - (£3,571p.a.)

EPC Rating:
To be confirmed.





Ground Floor
Approximate Floor Area
1002 sq. ft
(93.12 sq. m)



First Floor
Approximate Floor Area
687 sq. ft
(63.91 sq. m)

Approx. Gross Internal Floor Area 1689 sq. ft / 157.03 sq. m

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

Produced by Elements Property



The Location

Rhyd-Y-Defaid Drive is a sought-after residential address within Sketty, offering an excellent balance of suburban ease and coastal access. The property sits within highly regarded school catchments, including Sketty Primary, Parkland Primary, Olchfa Comprehensive, and easy reach of Swansea University's Singleton Campus.

Singleton Hospital is less than 0.6 miles, making it an ideal location for healthcare professionals. Singleton Park, with its botanical gardens, walking routes and open spaces, lies just over half a mile away. The sweeping Swansea seafront promenade is approximately 1.5 miles, providing easy access to walking, cycling and the beachfront cafés stretching from Mumbles to the Marina.

Mumbles Village—with its shops, galleries, restaurants and pier—is c. 2.5 miles away, while the Gower AONB begins just beyond, offering world-class beaches and coastal walks including Caswell, Langland, Three Cliffs and Rhossili.

Locally, Sketty Cross (c. 0.8 miles) provides everyday shopping, cafés, a bakery, post office and convenience stores. Swansea city centre is around 3 miles, and the M4 at junction 47 is approximately 6 miles, making regional commuting straightforward.

This is an ideal base for families seeking convenience, community and access to some of Swansea's most appealing natural amenities.



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.