



75 Ffordd Yr Olchfa, Sketty, Swansea, SA2 7RE
Offers In The Region Of £299,950

No Chain - We are delighted to bring to the market this Eustace style three bedroom townhouse which has only recently been completed and is yet to be lived in. Situated in the St. Modwen Homes Hendrefoilan Park development and holds a 10 year New Home Warranty. A very modern and flawless home has a generously sized garage downstairs which has internal access into the home. Further, the downstairs benefits from a cloakroom with a shower, and a utility room. The first floor accommodates: a living room whereby the rear garden can be accessed via French doors, a modern kitchen which presents double doors flowing out onto the balcony, and WC. The spacious second floor sees the three bedrooms, in addition to a bathroom containing both a shower and a bath. Notably, the master bedroom has a unique walk-in wardrobe as well as an en-suite. Externally to the rear is a well-presented garden, which has gated access to the front of the property via steps. To the front is a porch area in front of the garage. Hendrefoilan Park is within walking distance to all the amenities within Killay including the Library, Doctors, bakers, shops and cafe as well as the newly opened Killay Health Club. Easy walking distance to the sought after Olchfa Comprehensive School. Singleton Hospital, Singleton Park and the shore front is a short driveway away. A must view property. EPC - B

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Ground Floor

Hallway

The property is accessed via entrance door with obscure glass panels, radiator, uPVC double glazed window to side, staircase to the right leading to the first floor level, useful understairs storage cupboard, vinyl laminate effect flooring, door to shower room, door to utility room, door to garage

Shower Room

Three-piece white suite comprising close coupled WC with dual flush wash and basin, step in shower in closure with folding door, extractor fan, shaver point, part tiled walls, white ladder style towel warmer, uPVC double glazed obscure window to side, vinyl flooring

Utility Room 2.64 max x 2.13 max (8'8" max x 7'0" max)

Work surfaces to one wall with insert stainless steel single bowl sink unit with mixer tap cupboard under, plumbed for washing machine, radiator, vinyl flooring

Garage 5.97 x 3.07 (19'7" x 10'1")

Accessed via up and over door benefits from having power and light

First Floor

Landing

Radiator, spindled banister, dog like staircase to second floor, doors to: lounge, kitchen/diner, cloakroom

Lounge 3.86 x 5.39 (12'8" x 17'8")

UPVC double glazed window to rear, uPVC double glazed French doors to rear garden, two radiators

Kitchen/Diner 5.2 x 3.18 max (17'1" x 10'5" max)

Fitted with a range of matching gloss fronted wall and base units with complimentary work surfaces over and pull-out draws, inset five ring Zanussi gas hob with chrome chimney style extractor fan above and chrome at boards, built in eye-level electric Zanussi grill and separate oven, integrated fridge and freezer, integrated dishwasher, spotlights, radiator, vinyl flooring, uPVC double glazed windows to front sitting terrace

Cloakroom

Two-piece white suite comprising close coupled WC with dual flush, full pedestal wash hand basin, tiled walls, shaver point

Second Floor

Bedroom 1 4.05 max x 3.55 (13'3" max x 11'8")

UPVC double glazed large window to front, radiator, good sized stylish walk-in wardrobe, door to;

En-suite

Three-piece white suite comprising close coupled WC with a dual flush, full pedestal wash hand basin, walk in shower cubicle with sliding door, extractor fan, shaver point, part tiled walls, white ladder style towel warmer, UPVC double glazed window to front

Bedroom 2 2.91 x 3.29 max (9'7" x 10'10" max)

UPVC double glazed window to rear, radiator, built in double wardrobe

Bedroom 3 2.91 x 1.96 (9'7" x 6'5")

UPVC double glazed window to rear, radiator

Bathroom

Four-piece white suite comprising close coupled WC with dual flush, full pedestal wash hand basin, panelled bath with shower attachment over, walk in shower enclosure with sliding door, extractor fan, part tiled walls, shaver point, white ladder style towel warmer, vinyl flooring

External - front

Porch area in front of garage, gated access to rear via steps

External - rear

Lawn and paved areas with area next to fence for growing plants, bordered by fence, gated access to front via steps

TENURE: Freehold

COUNCIL TAX: TBC

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

