



## Hendrefoilan Close, Sketty, Swansea, SA2 7NF

Spacious, well presented, extended bungalow set in quiet cul de sac location, in the leafy Hendrefoilan Estate, within walking distance of Olchfa Comprehensive School. Close to bus stops to Swansea City Centre and Killay. The accommodation comprises of good sized hallway, spacious lounge, separate dining room, there is a family room, study, well fitted kitchen/breakfast room, utility room, downstairs bathroom, four bedrooms and f/f family bathroom. Large paved driveway to front and single garage. Enclosed rear garden, uPVC d/g & gas c/h. Short drive to Singleton Hospital, Swansea University and the pretty village of Mumbles. Internal viewing to appreciate this versatile property.

**Asking Price £365,000**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
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**GROUND FLOOR**

**ENTRANCE**

Via uPVC double glazed frosted glass panelled door with side inserts to:-

**HALLWAY**

Welcoming spacious hallway, wall mounted radiator, dado rail, two telephone points, coving to ceiling, stairs to first floor, storage cupboard, laminate flooring, smoke alarm. Doors off to :

**LOUNGE 18'8 x 11'1 (5.69m x 3.38m)**

UPVC double glazed window to front, fire surround with hearth and insert housing electric fire, dado rail, opening to dining area, coving to ceiling, glass panelled door, opening to:-

**DINING ROOM 10'0 x 7'10 (3.05m x 2.39m)**

UPVC double glazed window to front, radiator, dado rail, frosted glass panelled door leading to:-

**KITCHEN/BREAKFAST ROOM 15'00 x 9'10 max (4.57m x 3.00m max)**

Glass panelled wooden door, fitted with a range of wall and base units incorporating work surface above, extractor fan, plumbed for dishwasher, breakfast bar, fully tiled walls, gas central heating combination boiler, PVC double glazed window, radiator.

**UTILITY ROOM**

Fitted with a range of wall and base units incorporating work surface above, plumbed for washing machine and space for tumble dryer, uPVC door to rear, uPVC double glazed window.

**BATHROOM**

UPVC double glazed frosted glass panelled window to side, three piece suite comprising panelled Jacuzzi bath with hand held shower, pedestal wash hand basin and w.c., extractor fan, tiled walls, ceramic tiled flooring, coving to ceiling, panelled door, radiator.

**BEDROOM 4 10'11 x 10'0 (3.33m x 3.05m)**

UPVC double glazed window to rear, wall mounted radiator, coving to ceiling, dado rail, wood panelled door.

**FAMILY ROOM 21'3 x 12'6 (6.48m x 3.81m)**

UPVC double glazed window to side, uPVC double glazed french doors to rear, double panelled radiator, fitted with a range of base units.

**STUDY 9'0 x 7'10 (2.74m x 2.39m)**

UPVC double glazed window to side, wall mounted radiator, telephone point with broadband access, panelled door.

**FIRST FLOOR**

**LANDING**

Walk in storage cupboard with lighting and panelled door, coving to ceiling.

**BEDROOM 1/MASTER BEDROOM 13'7 x 11'3 to wardrobes (4.14m x 3.43m to wardrobes)**

UPVC double glazed window to front, uPVC double glazed window to side, single panelled radiator, fitted with a range of chest of drawers and dressing table, fitted with mirrored wardrobes, T.V. Point with internet access, storage cupboard to the eaves,

**BEDROOM 2 4.143m x 3.628m (13'7" x 11'11")**

Two uPVC double glazed window to side and rear, fitted with a chest of drawers and fitted wardrobes, T.V. Point with Internet access, storage cupboard to the eaves, fully boarded and lighting, T.V. Aerail point, coving to ceiling, panelled door.

**BEDROOM 3 4.45m x 1.68m (14'7" x 5'6")**

UPVC double glazed window to side, single panelled radiator, storage cupboard to the eaves, fully boarded and lighting, coving to ceiling, panelled door.

**FAMILY BATHROOM**

UPVC double glazed frosted panelled window to side, panelled bath with hand held shower, pedestal wash hand basin, w c., single panelled radiator, extractor fan, tiled walls, ceramic tiled flooring, extractor fan, panelled door.

**EXTERNAL**

**FRONT**

Large paved forecourt, driveway leading to singe garage, side pedestrian access.

**REAR**

Enclosed garden laid to lawn and large patio area extending to side.

**DIRECTIONS**

From our Sketty Showroom proceed to the traffic lights at Gower Road, proceed straight ahead. At next set of traffic lights proceed straight ahead, at mini roundabout (opposite Olchfa School) turn right onto Hendrefoilan Drive then first right onto Hendrefoilan Avenue and then 1st left onto The Park and then 1st right onto Hendrefoilan Close.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.