



## Hendrefoilan Avenue, Sketty, Swansea, SA2 7NA

Dawsons are thrilled to introduce to the market this beautifully well maintained and deceptively spacious extended detached family home situated in a popular and sought after quiet cul de sac location in the distinguished area of Sketty. This bright and well proportioned home offers ample living space throughout and comprises welcoming entrance hallway, kitchen/breakfast room, utility room, dining room with sliding door out to garden, sizeable lounge, g/f shower room, three bedrooms and a f/f bathroom. Benefits include Upvc d/g, gas c/h, driveway, garage and pleasant far reaching leafy green views to rear. Boasting an attractive sizeable enclosed laid to lawn rear garden with patio seating area and storage shed. Offering easy access to Singleton hospital, Swansea University, Sketty, Mumbles, Killay and the sea front. Withing good school catchments. Internal viewing advised to appreciate this generously sized and well presented home.

**Asking Price £339,950**

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### ENTRANCE

Enter via hardwood obscured stained glass panel door into:-

### HALLWAY

Bright and welcoming entrance hallway, uPVC double glazed obscured glass windows to front, hardwood stainless steel obscured stained glass window to front, coving, staircase to first floor, wooden glass panel double doors into lounge, radiator, parquet flooring, wood panelled door into:-

### KITCHEN/BREAKFAST ROOM 4.347m max x 3.209m max (14'3" max x 10'6" max)

Fitted with a range of modern wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, built in stainless steel "Neff" electric oven and grill, built in stainless steel "Neff" microwave oven, set in four ring "Neff" induction hob with integrated extractor hood over, integrated fridge/freezer and dishwasher, neutral ceramic splash back tiles, inset ceiling spotlights, coving, cupboard housing electric meter and fuse box, uPVC double glazed obscured glass door to front leading out to garden, uPVC double glazed window to rear boasting a lovely outlook over garden, wood panelled door into dining room, radiator, neutral ceramic floor tiles, wood panelled door into:-

### REAR HALLWAY

Coving, uPVC double glazed obscured glass panel door to side leading out to garden, neutral ceramic floor tiles, wood panelled doors off to:-

### SHOWER ROOM, 1.978m x 1.651m (6'6" x 5'5")

White modern three piece suite comprising low level w.c., vanity unit wash hand basin with stainless steel mixer tap, step in corner shower cubicle with stainless steel mixer shower over, extractor fan, uPVC double glazed obscured glass window to side, high gloss ceramic wall tiles with feature tiles, strip light, radiator, neutral ceramic floor tiles.

### GARAGE 4.203m x 2.748m (13'9" x 9'0")

Up and over garage door, strip lighting, fitted with units and shelving, power points, wooden glass panel door into:-

### UTILITY ROOM 2.575m x 1.678m (8'5" x 5'6")

Fitted with a range of modern light wood wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, plumbed for washing machine, ceramic splash back tiles, extractor fan, uPVC double glazed window to rear enjoying a beautiful garden outlook, radiator, neutral ceramic floor tiles.

### DINING ROOM 3.423m x 2.444m (11'3" x 8'0")

UPVC double glazed window and sliding glass panel door to rear leading out to garden, coving, radiator, opening into:-

### LOUNGE 5.839m x 3.433m max (19'2" x 11'3" max)

Bright and spacious lounge, uPVC double glazed windows to front and rear offering pleasant garden outlook, coving, set in coal effect electric fire with neutral hearth, backdrop and surround, wooden obscured glass double door out to entrance hallway, two radiators.

### FIRST FLOOR

### LANDING

Airy landing, uPVC double glazed obscured glass windows to front, loft hatch, built in airing cupboard housing wall mounted "Alpha" combination boiler and shelving, radiator, wood panelled doors off to;

### BEDROOM 1 4.212m x 3.068m (13'10" x 10'1")

UPVC double glazed window to rear enjoying an attractive garden outlook and a pleasant far reaching leafy green aspect, radiator.

### BEDROOM 2 4.141m x 2.426m (13'7" x 8'0")

UPVC double glazed window to side, offering a pleasant outlook, coving, radiator.

### BEDROOM 3 3.702m x 2.758m (12'2" x 9'1")

UPVC double glazed window to front, radiator,.

### BATHROOM 1.880m x 1.792m (6'2" x 5'10")

White modern three piece suite comprising low level w.c., Pedestal wash hand basin, panelled bath with mixer shower over and glass modesty screen, coving, uPVC double glazed obscured glass window to rear, high gloss ceramic wall tiles with detailed border tiles, wall mounted chrome towel radiator, neutral ceramic floor tiles.

### EXTERNAL

### FRONT

Open access onto driveway leading down to garage, steps down to entrance, pleasant laid to lawn area with mature shrubs and bushes, external wall light, side access to rear garden.

### REAR

An impressive and well kept privately enclosed laid to lawn rear garden with wooden fence boundary and a pleasant patio area offering a variety of attractive shrubs and bushes, storage shed, external tap.

### DIRECTIONS

From our Sketty office proceed along Gower Road to the traffic lights (towards Killay), proceed straight ahead, after the next set of traffic lights proceed to the roundabout (opposite Olchfa school), turn right onto Hendrefoilan Drive , carry straight along and the road becomes Hendrefoilan Avenue, the property can be found on your right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**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.