



**1 Sycamore Close, Hendrefoilan Estate, Sketty, Swansea, SA2 7NJ**

Dawsons are delighted to bring to the market this well presented sunny detached bungalow. Situated on a lovely corner plot and surrounded by established mature shrubs & planting. On the well regarded Hendrefoilan development., The accommodation comprises kitchen, lounge, breakfast room, dining room. Spacious master bedroom and well appointed contemporary family bathroom to the ground floor. Two further bedrooms and a large loft room(ideal for further development ,subject to planning permission ) to first floor. Externally there are pleasant gardens with an abundance of mature plants and shrubs surrounding the property with an outside storage shed & w/c . Driveway parking leading to a detached garage and a sunny decked seating area. Close to Singleton hospital and Swansea University . Viewing is strongly recommended. Olchfa, & good school catchment. Ideal family home.

**Asking Price £295,950**

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## ENTER

Via uPVC double glazed glass panelled door to:-

## HALLWAY

Dado rail, radiator, large storage cupboard, stairs to first floor.

## KITCHEN 3.709m x 3.368m max (12'2" x 11'1" max)

Ceramic tiled floor, range of base and wall units with work surface over, composite sink and drainer, integrated dishwasher, integrated electric single oven and microwave, integrated Neff halogen hob with extractor over, integrated fridge freezer, part tiled walls, radiator, cupboard housing gas central heating boiler, uPVC double glazed window to side with views over garden, doorway to

## BREAKFAST ROOM 2.443m x 2.748m (8'0" x 9'0")

Breakfast room, radiator, uPVC double glazed window to side.

## LOUNGE 6.116m x 3.461m (20'1" x 11'4")

Parquet flooring, radiator, wall mounted gas feature fire, uPVC double glazed window to side, patio doors to front overlooking garden.

## DINING ROOM 4.096m x 2.657m (13'5" x 8'9")

Parquet flooring, radiator, uPVC french doors to rear.

## MASTER BEDROOM 4.130m x 3.310m (13'7" x 10'10")

Range of wardrobes and drawers and storage cupboards, radiator,. UPVC double glazed window to rear.

## FAMILY BATHROOM

Ceramic tiled floor, w.c., free standing claw foot bath, feature wash basin, tiled walls, chrome feature radiator/towel rail, two uPVC double glazed opaque window to side, spotlights to ceiling.

## FIRST FLOOR

## LANDING

Airing cupboard housing hot water tank.

## BEDROOM 2 3.834m x 3.247m (12'7" x 10'8")

Radiator, uPVC double glazed window to side and front, two large storage cupboards.

## BEDROOM 3 3.395m x 2.562m (11'2" x 8'5")

Radiator, uPVC double glazed window to side,

## LOFT ROOM 6.368m x 3.321m (20'11" x 10'11")

(Architect drawings for potential conversion are available to view in the office - please call agent to discuss further)

## EXTERNAL

Corner plot, driveway parking leading to garage, patio area to front with lawns and mature hedging and shrubs to rear, decked sunny seating area. Outside w.c., and storage with mature shrubs, paved pathways.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:**

**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.