



35 Hendrefoilan Avenue, Sketty, Swansea, SA2 7NA

A wonderful opportunity to purchase this bright and deceptively spacious detached family home situated in a quiet and well kept cul de sac location on the Hendrefoilan estate in the desirable area of Sketty. This beautifully presented home comprises to the ground floor, welcoming entrance hallway, kitchen/breakfast room with french doors into conservatory, dining room, lounge and a rear hallway leading to garage and garden. The first floor enjoys three double bedrooms and a bathroom. Benefits include Upvc d/g, gas c/h, ample built in storage, attractive woodland views to rear, driveway and garage. Offering beautiful landscaped gardens, laid to lawn with paved areas and an abundance of attractive shrubs, trees and bushes. Within a good school catchment area. Offering easy access to Sketty, Killay, Singleton hospital, Swansea University and the sea front.

Asking Price £329,950

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ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:-

HALLWAY

UPVC double glazed obscured glass window to side, coving, staircase to first floor, built in understairs storage cupboard, radiator, wood effect laminate flooring, wood panelled doors off to:-

LOUNGE 4.733m max x 3.664m max (15'6" max x 12'0" max)

Two uPVC double glazed windows to side and rear, coving, set in coal effect gas fire with marbled hearth and backdrop with wood surround, dado rail, radiator, wood effect laminate flooring.

DINING ROOM 4.174m x 2.512m (13'8" x 8'3")

UPVC double glazed window to front, coving, dado rail, radiator, wood effect laminate flooring.

KITCHEN/BREAKFASTROOM 5.962m max x 2.652m min (19'7" max x 8'8" min)

Fitted with a range of wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, built in stainless steel electric oven and grill with inset "Electrolux" four ring hob with integrated extractor hood over, integrated fridge/freezer, coving, uPVC double glazed window to side, ceramic wall tiles, uPVC double glazed obscured glass panel door to side leading into rear hallway, radiator, ceramic floor tiles, uPVC double glazed french doors into:

CONSERVATORY 3.417m x 3.648m (11'3" x 12'0")

UPVC double glazed french doors to side leading out to garden, uPVC double glazed windows to sides and rear, ceramic floor tiles.

REAR HALLWAY 6.878m x 1.209m (22'7" x 4'0")

UPVC double glazed obscured glass window to front, uPVC double glazed obscured glass panel door to rear leading out to garden, uPVC door into garage, Terrocotta floor tiles.

FIRST FLOOR

LANDING

Bright and airy split level landing, uPVC double glazed window to side, coving, loft hatch leading to boarded attic with pull down ladder and lighting, built in airing cupboard, radiator, wood panelled doors off to:-

BEDROOM 1 4.808m x 3.815m (15'9" x 12'6")

UPVC double glazed window to side and rear enjoying beautiful far reaching leafy green views, coving, built in cupboard, fitted full length wardrobes with overhead storage cupboards, radiator.

BEDROOM 2 4.208m x 2.431m (13'10" x 8'0")

UPVC double glazed window to front, coving, radiator.

BEDROOM 3 3.997m x 2.752m (13'1" x 9'0")

UPVC double glazed window to rear boasting a lovely open outlook, coving, radiator.

BATHROOM 1.929m x 1.714m (6'4" x 5'7")

Three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath with electric shower over, coving, uPVC double glazed obscured glass window to side, ceramic wall tiles, wood effect laminate flooring.

EXTERNAL

FRONT

Open access onto driveway leading to garage, attractive landscaped garden enjoying laid to lawn areas with a variety of shrubs and bushes and decorative stone feature, steps down to entrance, gated access to rear garden.

GARAGE 6.129m x 2.761m (20'1" x 9'1")

Up and over door, uPVC double glazed obscured glass window to side, power points, lighting.

REAR

A beautifully kept enclosed rear garden with a pleasant level laid to lawn area, paved seating areas, wooden pergola, storage shed and a variety of attractive shrubs, trees and bushes, external tap. Access to storage shed and external w.c.

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 left 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.