Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Hendrefoilan Road
Killay
Swansea
SA2 7NU

Offers Over £335,000











- Sought-After Area: Prime Hendrefoilan location close to schools.
- Detached Property: Well-presented family home with no onward chain.
- Open-Plan Living: Generous through lounge and dining space.
- Modern Kitchen: Fully fitted kitchen plus a ground-floor WC.
- Three Bedrooms: Includes a master bedroom with an ensuite WC.
- Parking & Garage: Long driveway with a detached garage.
- Private Garden: Beautifully landscaped, enclosed rear garden.
- School Catchments: Walking distance to Hendrefoilan Primary.

Ref: PRM12525

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Viewing Instructions: Strictly By Appointment Only

General Description

A beautifully presented 3-bedroom detached family home in Hendrefoilan, Swansea. Features a spacious lounge/dining room, modern kitchen, WC, ensuite master, and family bathroom. Includes a driveway, detached garage, and a landscaped rear garden. Located close to top local schools with no onward chain. Early viewing essential

Accommodation

Ground Floor

Entrance Hall

Beautiful and welcoming hallway which includes; Double glazed Composite door to front, stairs to first floor with under stairs storage cupboards, LVT flooring, radiator.

W.C.

Comprising of uPVC double glazed window to front, low level WC and a vanity wash hand basin, tiled splash back, internal Oak door, vinyl flooring and radiator.

Kitchen (11' 2" x 9' 3") or (3.40m x 2.83m)

Modern and stylish kitchen which includes; uPVC double glazed window, uPVC double glazed door to rear garden. A range of base and wall units with works tops and an inset stainless steel sink with mixer tap, integrated fridge freezer, electric oven with 4-ring stainless steel gas hob and extractor fan over and Luxury vinyl tile flooring. There is a spacious under stairs storage cupboard with plumbing for a washing machine, spot lighting and Oak door.

Dining Area (10' 6" x 8' 10") or (3.20m x 2.69m)

uPVC double glazed sliding patio doors to access the rear garden, LVT flooring, radiator, Oak internal door, opens out to;

Lounge Area (13' 9" x 11' 3") or (4.19m x 3.43m)

Beautifully presented living space which includes; uPVC double glazed bay window to the front aspect, LVT flooring and radiator.

First Floor

Landing: uPVC double glazed window to side and loft access.

Bedroom 1 (12' 11" Max x 11' 7" Max) or (3.93m Max x 3.52m Max)

uPVC double glazed bay window to the front aspect, full length mirrored fitted wardrobes, radiator and Oak door to;

En Suite WC

uPVC frosted double glazed window to side, low level WC, vanity style wash hand basin and vinyl flooring.

Bedroom 2 (11' 3" x 8' 5") or (3.44m x 2.57m)

uPVC double glazed bay window to the rear aspect, radiator, Oak door.

Bedroom 3 (8' 9" x 6' 9") or (2.67m x 2.05m)

uPVC double glazed bay window to the rear aspect, radiator, Oak door.

Bathroom

Modern bathroom suite which includes; low level WC, vanity wash hand basin, paneled bath with electric shower over. uPVC frosted double glazed window, radiator, vinyl flooring, built in storage cupboard housing wall mounted gas combi central boiler, tiled splash backs and spotlighting.

EXTERNALLY

To front:
A front garden laid to lawn with a lengthy drive way to the side of the property leading to the detached garage.

To Rear:
A beautiful enclosed rear garden laid to lawn with raised flower beds, gated access to side with a patio area perfect for enjoying the summer evenings!

Garage
Having electric supply.

Services

Mains Electric, Mains Gas, Mains Water, Mains Drainage

EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

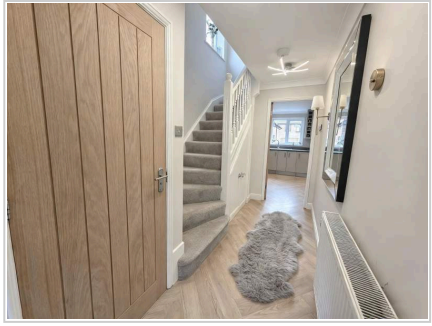


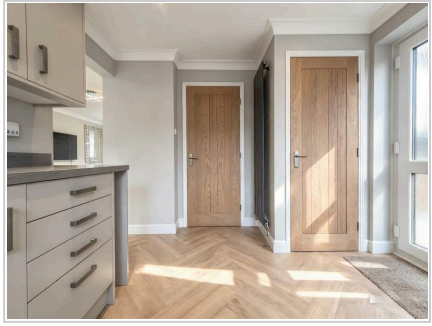


















Ground Floor



First Floor



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