



No. 86
ESTATE AGENCY

78A Hendrefoilan Road, Sketty, Swansea, SA2 9LU

Offers In Excess Of £895,000



Welcome to No. 78a

Imagine waking up to stunning views of Swansea Bay in your award winning architect designed home.

Positioned high above the city, this fabulous Hyde+Hyde designed home offers breathtaking views. Both the lounge, dining area and master bedroom give you a gorgeous panoramic vista of the bay, the Bristol Channel and the Devon coastline beyond.

This property offers a truly unique opportunity to enjoy a cutting edge, spacious and luxurious home like no other.



Nestling into the hillside and with a stunning fourteen metre long skylight designed to flood the property with internal and external sequences of shifting light, this house will take your breath away.

The substantial living/dining room is positioned on the first floor to make the most of the views. It has floor-to-ceiling windows that run the full width of the room and a gorgeous double sided inset fireplace.

It's a spacious, stylish and versatile space. You'll enjoy relaxing with a good book and a glass of wine or entertaining a large gathering of friends or family.

The kitchen itself is simple and stunning. The crisp white units with corian worktops perfectly complement the wooden feature wall with integrated ovens, microwave and coffee machine.



You'll love waking up to views of the bay. The gorgeous master bedroom has floor-to-ceiling windows and access to the balcony with reflection pool. The en-suite with double walk-in shower would look at home in one of the world's finest hotels.

Elsewhere, the first floor has a cloakroom, a study that overlooks the rain water pond and a practical utility room.

The ground floor has two further double bedrooms with views of the bay, a Jack and Jill style shower room with rainwater shower plus a home cinema/gym and a workshop. Boasting an industrial feel with the reinforced concrete ceilings and walls, aluminium floor to ceiling windows, feature lighting and wooden paneling. The workshop is at the back of the EV charging equipped double carport.



There's also a plant room where all the cutting edge eco magic happens. Here the sunlight collected from the rooftop solar panels is converted into energy for the efficient underfloor heating and hot water system.



It's unlikely to happen, but if you ever tire of looking out towards the Bay there's a substantial south facing lawned garden at the rear.

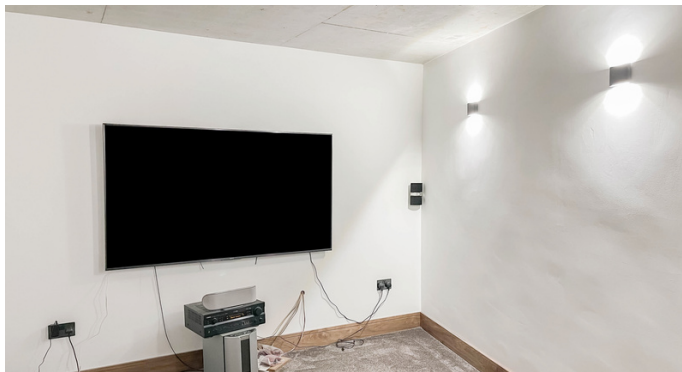


The property sits at the head of a private drive with enough parking to cope with even the most well attended of parties.

Located towards the western edge of the city, the centre of Swansea is only ten minutes away by car. If you're heading further afield, you can be on the M4 at junction 47 in around fifteen minutes.



Swansea beach is only ten minutes drive. If you're a hardy soul you can add striding 'Wim Hof style' into the sea to your morning routine.



But you certainly don't need to go to extremes for your daily essentials.



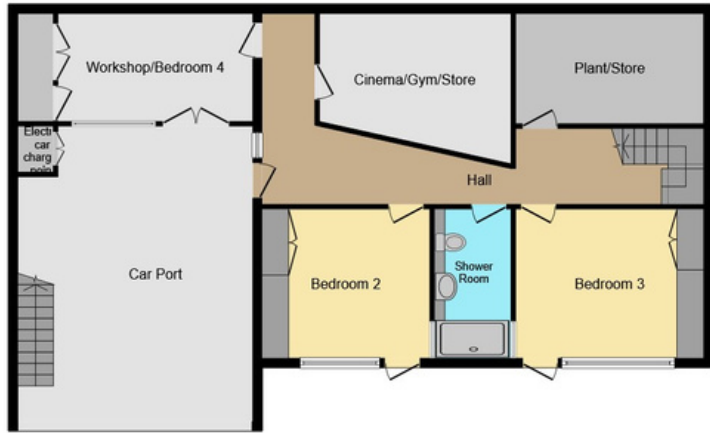
Sketty village is less than 5 minutes drive away. Here you'll find a Sainsburys Local along with a range of local shops, pubs and cafes.

This is a unique opportunity to enjoy one of the finest properties and some of the best views that South Wales has to offer.

If you've always dreamed of living the Grand Designs lifestyle, this Hyde+Hyde designed property could be exactly what you're looking for.



- Office 3.45 x 2.53
- Lounge 4.29 x 5.57
- Kitchen/Dining/ Family Room 4.74 x 7.94
- Utility Room 2.45 x 1.66
- Cloakroom 1.49 x 1.65
- Master Bedroom 5.57 x 3.84
- En-suite 2.76 x 3.25
- Hallway
- Bedroom Two 3.91 x 3.18
- Shower Room 3.09 x 1.87
- Bedroom Three 3.83 x 3.26
- Cinema Room 4.60 x 3.42
- Workshop 6.22 x 2.25
- Carport 6.45 x 5.49
- Plant Room 3.92 x 2.29



Ground Floor



First Floor



39 St Teilo Street, Pontarddulais, Swansea, SA4 8SY

Tel: 01792 348200

Email: hello@no86estateagency.co.uk

www.no86estateagency.co.uk

