

# John. Francis

www.johnfrancis.co.uk



**NEW  
INSTRUCTION**



## **14 Hendrefoilan Avenue, Sketty SA2 7LY**

**Offers in the region of £339,950**

**Three Double Bedroom Detached House  
Spacious Accommodation With South Facing Rear Landscaped  
Gardens  
Double Glazing & Gas Central Heating  
Energy Performance Certificate D62**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**AR/BT/58771/300817**

**DESCRIPTION**

**\*\*\* SOUTH FACING REAR GARDEN \*\*\***

Located in a much sought after residential estate, a spacious detached family home within Olchfa School catchment area and ideally located for Singleton Hospital and Swansea University. Sketty Cross and Killay Square are approx 1 mile distant.

The ground floor accommodation features a lounge, conservatory, sitting/dining room, kitchen, utility area and shower room. On the first floor are three double bedrooms, ( bedroom 2 en suite ) and a family bathroom. The property has well landscaped front and rear gardens, off-road parking for several cars an attached garage. Further features include double-glazing and gas central heating system. Viewing is highly recommended. EPC D62

**ENTRANCE**

Double-glazed front door with leaded light double-glazed side panel to:

**HALLWAY**

Double-glazed window to front aspect, coved ceiling, radiator, staircase to first floor, doors off to:

**LOUNGE**

19'3 x 11'7 (5.87m x 3.53m)  
Double-glazed window to front, 2 radiators, feature fireplace and hearth, coved ceiling, French doors to:

**CONSERVATORY**

11'10 x 10'5 (3.61m x 3.18m)  
Double-glazed conservatory, door to garden, tiled floor, door to:

**DINING ROOM/SITTING ROOM**

21'3 x 8'1 (6.48m x 2.46m)  
Double-glazed patio door to garden, coving ceiling.

**KITCHEN/BREAKFAST ROOM**

17'9 x 7'8 (5.41m x 2.34m)  
Fitted with a range of base and wall units with preparation surfaces over and matching upstands, tiled splashback, single drainer stainless steel sink, plumbing for dishwasher, fridge space, built-in double oven, 5 ring gas hob, 2 double-glazed windows, radiator, tiled floor.

**INNER HALLWAY / UTILITY AREA**

Range of base and wall units with worktop over, single drainer stainless steel sink, plumbing for washing machine, tumble dryer space, door to front drive, door to rear garden, tiled floor, door to:

**GARAGE**

16'6 x 9'2 (5.03m x 2.79m)  
Power and lighting connected, up-and-over door.

**SHOWER ROOM**

Fitted with a 2 piece suite comprising low level WC, shower enclosure, tiled floor.

**FIRST FLOOR LANDING**

Double-glazed window to front aspect, radiator, loft access, doors off to:

**BEDROOM 1**

14'2 x 9'7 (4.32m x 2.92m)  
Double-glazed window to rear aspect, radiator, coved ceiling, range of built-in bedroom furniture including wardrobes, chest of drawers, over bed cupboards, bedside cabinets.

**BEDROOM 2**

10'8 x 8'1 (3.25m x 2.46m)  
Double-glazed window, radiator, coved ceiling, built-in wardrobe, door to:

**EN SUITE SHOWER ROOM**

Fitted with a 3 piece suite comprising a low level WC, wall mounted wash hand basin and shower enclosure, chrome towel warmer, double-glazed window.

**BEDROOM 3**

11'6 x 8'7 (3.51m x 2.62m)  
Double-glazed window, radiator, coved ceiling.

**BATHROOM**

Fitted with a 4 piece suite comprising low level WC, pedestal basin, panel bath, shower enclosure, towel warmer, double-glazed window.

**EXTERNALLY**

To the front is a block paved driveway which provides parking for several cars and leads to the **SINGLE GARAGE**, landscaped area with mature shrubs and bushes, gated access leads to the rear enclosed garden which has a large paved patio area, lawned area and a good selection of mature trees and shrubs and to the left is an unused vegetable plot with **GREENHOUSE AND TIMBER SHED**.

**SERVICES**

We are advised that mains services are connected.

**VIEWING**

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our Sketty Office, proceed through the lights towards Killay at the mini-roundabout at Olchfa School. Take the second exit onto Hendrefoilan Avenue and then take the second right-hand turn onto Hendrefoilan Avenue where the property will be located on the right-hand side as identified by our for sale board.

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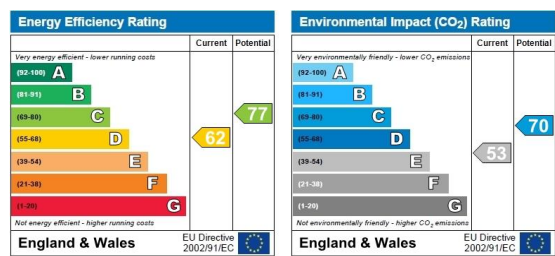
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