



45 Hendrefoilan Avenue, Sketty, Swansea, SA2 7NB

Beautifully presented & well maintained spacious detached bungalow situated within the highly sought after Hendrefoilan estate within the distinguished area of Sketty. Offering peaceful & convenient living being within easy access of Killay, Sketty, Singleton hospital, Swansea Uni, a regular bus service & the sea front. This bright & welcoming property comprises sizeable lounge, kitchen, dining/sitting room, conservatory with French doors out to decked seating area, three bedrooms & a bathroom. Benefits include Upvc d/g, gas c/h, ample built in storage, driveway parking & a single garage. Boasting an impressive laid to lawn enclosed rear garden offering a variety of attractive mature shrubs, trees and bushes & delightful decked seating areas. Within good school catchments. No upward chain involved. Internal viewing advised to appreciate this lovely home. EPC = E.

Asking Price £299,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
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ENTRANCE

Enter via Upvc door into:

HALLWAY

Upvc double glazed obscured glass window to side, coving, two handy built in storage cupboards, two radiators, part wood effect flooring, doors off to:

LOUNGE 6.549m x 3.280m min (21'6" x 10'9" min)

Upvc double glazed window to side and rear boasting a beautiful garden outlook, Upvc double glazed glass panel door leading out to decked seating area, coving, opening into sitting room, set in wood burning effect electric fire, two radiators.

KITCHEN 3.262m x 3.152m (10'8" x 10'4")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1/2 bowl sink and drainer with mixer tap, built in double oven and grill, set in four ring gas hob with extractor hood over, plumbed for washing machine and dishwasher, breakfast bar, inset ceiling spotlights, Upvc double glazed window and door to side, ceramic wall tiles, radiator, ceramic floor tiles, door into:

SITTING/DINING AREA 3.301m x 2.432m (10'10" x 8'0")

Coving, opening into lounge, wooden double doors into:

CONSERVATORY 4.905m x 3.637m (16'1" x 11'11")

Upvc double glazed windows to side and rear enjoying an attractive outlook over garden, Upvc double glazed French doors to side leading out onto decked seating area, wall lights, radiators, wood effect flooring.

BEDROOM 1 3.818m x 3.395m (12'6" x 11'2")

Upvc double glazed window to front offering a pleasant leafy green outlook over garden, ornate ceiling rose, coving, fitted bedroom suite offering ample storage space, radiator.

BEDROOM 2 3.290m x 3.053m (10'10" x 10'0")

Upvc double glazed window to side, ornate ceiling rose, coving, radiator.

BEDROOM 3 2.764m x 2.423m (9'1" x 7'11")

Upvc double glazed window to side, coving, radiator.

BATHROOM 2.426m x 1.657m (8'0" x 5'5")

Three piece suite comprising low level WC, pedestal wash hand basin, set in bath with electric shower over, inset ceiling spotlights, coving, Upvc double glazed obscured glass

windows to side, ceramic wall tiles, wall mounted towel radiator, ceramic floor tiles.

EXTERNAL

FRONT

Open access onto driveway leading to single detached garage offering ample off road parking. Steps leading down to entrance door with gated side access to rear garden. Pleasant attractive front garden with a variety of shrubs and bushes.

REAR

A beautiful privately enclosed laid to lawn garden boasting an abundance of attractive mature shrubs, trees and bushes. Enjoying two pleasant decked seating areas and garden shed.

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 right hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

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.