



### 10 The Beeches Close, Sketty, Swansea, SA2 7ND

Superb & impressively spacious detached family home backing on to Hendrefoilan woods offering a beautiful and tranquil leafy green outlook. This well maintained home offers elegant interiors & splendid living space comprising to the g/floor welcoming hallway, cloakroom, lounge, sitting room, dining room, kitchen/breakfast room, utility & conservatory. The f/ floor enjoys four double bedrooms, one with spiral staircase up to a versatile playroom/office, stylish Ensuite & a sizeable family bath/shower room with jacuzzi bath. Benefits include Upvc d/g, gas c/h, balcony, driveway offering ample off road parking & a fabulous generously proportioned mature garden boasting 1/3 of an acre offering patio seating area & laid to lawn area with an abundance of attractive shrubs, trees & bushes. Within good school catchments. Easy access to Singleton hospital, Swansea Uni & the sea front. Internal viewing essential to appreciate this unique & impressive home. EPC = D.

**Asking Price £559,950**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
T: 01792 299655 | F:  
sk@dawsonsproperty.co.uk







#### ENTRANCE

Enter via Upvc double glazed obscured glass panel door into:

#### HALLWAY 4.699m x 4.093m (15'5" x 13'5")

An impressively bright and spacious entrance hallway, Upvc double glazed obscured glass windows to front, inset ceiling spotlights, coving, staircase to first floor, built in under stairs storage cupboards, dado rail, radiator with wood surround, Portalanosa porcelain floor tiles, doors off to:

#### CLOAKROOM 2.618m x 1.022m max (8'7" x 3'4" max)

White two piece suite comprising low level WC, wall mounted wash hand basin, Upvc double glazed obscured glass window to front, coving, ceramic wall tiles, radiator, Portalanosa porcelain floor tiles.

#### LOUNGE 6.681m x 3.573m (21'11" x 11'9")

Upvc double glazed windows to front and side, inset ceiling spotlights, coving, two radiators.

#### SITTING ROOM 5.862m x 5.557m max (19'3" x 18'3" max)

Upvc double glazed window to front, coving, wall lights, built in storage cupboards, set in wood burner with ornate surround, hearth and backdrop, wooden glass panel double doors into dining room, two radiators.

#### KITCHEN/BREAKFAST ROOM 6.025m x 3.008m (19'9" x 9'11")

Spacious kitchen/breakfast room fitted with a range of wooden wall and base units incorporating granite work surface over, set in 1 ½ bowl sink and drainer with stainless steel mixer tap, built in electric double oven and grill, set in four ring hob with extractor hood over, wine rack, Upvc double glazed window to rear boasting a beautiful peaceful garden view outlook, inset ceiling spotlights, coving, neutral ceramic wall tiles, dado rail, wooden glass panel double doors into dining room, radiator, Portalanosa porcelain floor tiles, door into:

#### UTILITY ROOM 3.558m x 3.389m (11'8" x 11'1")

Fitted with a range of wooden wall and base units offering ample storage space, work surface over, set in stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for tumble dryer, space for American style fridge/freezer, Upvc double glazed window and door to rear enjoying a pleasant garden view outlook, radiator, neutral ceramic floor tiles.

#### DINING ROOM 5.299m x 3.268m (17'5" x 10'9")

Upvc double glazed windows to side and rear offering some lovely leafy green views over garden, inset ceiling spotlights, coving, wooden glass panel double doors into kitchen/breakfast room and sitting room, dado rail, two radiators, wooden glass panel double doors into:

#### CONSERVATORY 5.484m x 2.848m (18'0" x 9'4")

Upvc double glazed windows to sides and rear boasting a fantastic garden outlook, Upvc double glazed French doors to side opening out onto patio seating area, wood effect flooring.

#### FIRST FLOOR

#### LANDING 4.108m x 4.077m (13'6" x 13'5")

Beautiful landing area, Upvc double glazed window to front offering an attractive woodland outlook, ceiling rose, coving, loft hatch with pull down ladder leading to attic and storage room offering ample storage space, dado rail, radiator, doors off to:

#### BEDROOM 1 5.478m x 2.950m min (18'0" x 9'8" min)

Upvc double glazed French doors to rear opening out onto balcony boasting a fantastic tranquil outlook over garden, coving, fitted bedroom suite offering ample storage space, radiator, door into:

#### EN SUITE 3.556m x 1.687m (11'8" x 5'7")

White modern three piece suite comprising low level WC, vanity unit wash hand basin with stainless steel mixer tap, walk in double shower cubicle with mixer shower over, extractor fan, Upvc double glazed obscured glass window to rear, neutral ceramic wall tiles, wall mounted chrome towel radiator, neutral ceramic floor tiles.

#### BEDROOM 2 5.299m x 3.249m (17'5" x 10'8")

Two Upvc double glazed windows to rear offering a pretty garden view outlook, inset spotlights, fitted full length wardrobes offering ample storage space, two radiators, spiral staircase leading to:

#### PLAYROOM/OFFICE 4.587m x 3.249m (15'1" x 10'8")

Upvc double glazed window to rear offering a stunning garden outlook, velux window to side, built in storage cupboards.

#### BEDROOM 3 4.515m x 3.076m (14'10" x 10'1")

Upvc double glazed window to front enjoying an open woodland view outlook, coving, radiator.

#### BEDROOM 4 3.779m x 3.565m (12'5" x 11'8")

Upvc double glazed window to front enjoying an attractive woodland outlook, radiator.

#### FAMILY BATH/SHOWER ROOM 4.613m max x 2.663m max (15'1" max x 8'9" max)

Five piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, bidet, step in corner shower cubicle with mixer shower over, set in jacuzzi bath with shower attachment, inset ceiling spotlights, Upvc double glazed obscured glass window to side, shaving point, ceramic wall and floor tiles, radiator.

#### ATTIC ROOM

Sizeable boarded attic space with pull down ladder with door into:

#### STORAGE ROOM 3.592m x 3.057m (11'9" x 10'0")

Upvc double glazed window to side, velux window to rear, lighting.

#### EXTERNAL

#### FRONT

Attractive laid to lawn front garden offering mature bushes and open access onto a paved driveway offering ample off road parking, gated side access to rear garden.

#### REAR

Boasting and impressively beautiful rear garden offering 1/3 of acre backing on to Hendrefoilan woods, enjoying a laid to lawn area with an abundance of attractive mature shrubs, trees and bushes. Delightful patio area, pond feature, gated side access and external tap.

#### DIRECTIONS:-

From our Sketty showroom proceed towards Killay and at the roundabout by Olchfa School turn right onto Hendrefoilan Drive. Take the third turning left into the Beeches Close, and the property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** H

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 299655



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.