



8 Hendrefoilan Drive, Sketty, Swansea, SA2 7NG  
Asking Price **£299,950**

We are pleased to market this surprisingly spacious & immaculately decorated detached bungalow set on a pleasant corner plot in the desirable and sought after area of Sketty. This beautifully modernised home is situated in a well kept cul de sac location and offers easy access to Sketty, Killay and the Mumbles. Briefly comprises welcoming hallway, sizable L-shaped lounge/dining room, lovely newly fitted modern kitchen, three bedrooms and superb newly fitted family bathroom. Benefits include Upvc double glazing, gas central heating, ample built in storage facilities, modern and nicely decorated interior, driveway parking and a detached single garage with electric door. Enjoying a laid to lawn garden with paved areas, storage shed and external w.c. An ideal family home within good school catchment areas. Just a short journey away from Singleton hospital, Swansea University and the sea front. Internal viewing is highly recommended to appreciate this wonderful property's spacious living area, quiet and family friendly location along with modern and tasteful decor throughout. EPC - D.

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#### Entrance

Enter via UPVC double glazed obscure glass door into:-

#### Hallway

Loft hatch, built in storage cupboard along with additional built in airing cupboard housing radiator and electric, radiator, wood effect flooring, doors off to

#### L-Shape Lounge/Dining Room 6.97m max x 5.71m max (22'10" max x 18'9" max)

Three large UPVC double glazed windows to front and side, coving, wall lights, modern wall mounted electric fire, two

radiators, partial wood flooring, opening into

#### Kitchen 4.55m x 3.03m (14'11" x 9'11")

Fitted with a range of modern white wall and base units with wood effect work surface over, set in 1 1/2 stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, space for American-style fridge freezer, plumbed for washing machine, built in storage cupboard housing wall mounted 'Ariston' boiler, modern upright radiator, UPVC double glazed window to rear, wood effect flooring, UPVC double glazed obscure glass door to rear

#### Bedroom One 3.77m x 3.27m (12'4" x 10'9")

UPVC double glazed window to side, coving, radiator

#### Bedroom Two 3.28m x 3.05m (10'9" x 10'0")

UPVC double glazed window to side, coving, radiator

#### Bedroom Three 2.61m x 2.47m (8'7" x 8'1")

UPVC double glaze window to front, coving, radiator

#### Bathroom 2.44m x 1.66m (8'0" x 5'5")

Fitted with a white modern four piece suite comprising low-level WC, wash hand basin with waterfall taps and vanity cupboard, panelled bath with waterfall taps, corner shower cubicle with overhead stainless steel shower, two UPVC double glazed obscure glass windows to rear, spot lights, splash back wall tiles, modern upright radiator, vinyl flooring

#### N.B.

Property has had a full re-wire  
Loft has light and power

#### EXTERNAL

##### Front

Open access onto pathway leading to entrance with beautifully kept wrap around laid to lawn area with fruit trees, driveway parking and single detached garage with electric door, lighting and power

##### Rear

To the side there is a fully enclosed garden with laid to lawn, external wall light, external storage shed and fully working WC with outside tap.

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC RATING:** D

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

