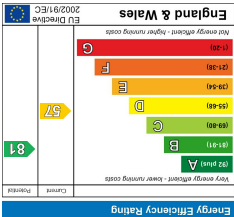
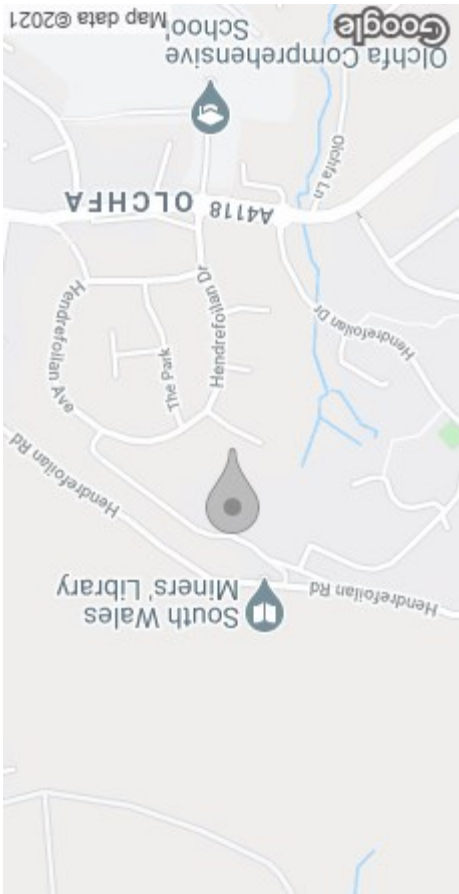


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



GENERAL INFORMATION

Pleased to market this bright and spacious detached dormer bungalow which offers a range of versatility throughout. This lovely family home is located on a very quiet cul-de-sac in the Hendrefoilan Estate. Briefly comprises of hallway, lounge, dining room, kitchen, two bedrooms or possibly extra sitting room and recently modernised shower room to ground floor with a further three bedrooms to the first floor. The many benefits include Upvc DG, gas central heating, ample storage facilities, driveway leading to single detached garage and well kept family friendly laid to lawn south facing rear garden with sizeable patio area . It is situated within great school catchments and offers easy access to Sketty, Killay, Singleton Hospital & Park, Swansea Uni & Sea front. This sizeable property would make an ideal family home and is considered very versatile. Viewing advised to admire its spacious layout, lovely location, generous plot and bright and airy feel. EPC = D.

FULL DESCRIPTION

ENTRANCE
Enter via a UPVC double glazed obscure glass door into:-

HALLWAY
Bright and spacious welcoming hallway, staircase to first floor doors off to:-

LOUNGE
20'0" x 10'10" (6.107 x 3.303)
Two large UPVC double glazed windows to front and side, set in coal effect gas fireplace with marble effect hearth, backdrop and surround, radiator, steps leading up to:-

DINING ROOM
9'5" x 8'4" (2.865 x 2.537)
UPVC double glazed window to front, radiator, concertina door into:-

KITCHEN
12'3" max x 10'11" max (3.735 max x 3.329 max)
Fitted with a range of modern wall and base units with work surface over, set in stainless steel sink and drainer, space for freestanding gas cooker, plumbed for washing machine and dishwasher, space for fridge and freezer, UPVC double glazed window to side, ceramic splash back, wall tiles, built in storage cupboard, UPVC double glazed obscure glass door to front, vinyl floor covering.



BEDROOM 2
10'11" x 10'7" (3.318 x 3.222)
UPVC double glazed window to rear boasting lovely rear garden outlook, large built in double wardrobe, radiator.

BEDROOM 3/SITTING ROOM
12'7" x 8'8" (3.830 x 2.648)
UPVC double glazed window to rear, radiator.

SHOWER ROOM
7'4" x 6'10" (2.229 x 2.078)
Fitted with a modern three-piece suite comprising low-level WC, wash hand basin with vanity unit, step in double shower cubicle with overhead stainless steel shower, two UPVC double glazed obscure glass windows to side, ceramic splash back wall tiles, modern upright towel radiator, nonslip tiled flooring.

FIRST FLOOR
LANDING
Built in airing cupboard housing radiator, doors off to:-

BEDROOM 1
18'2" x 9'9" (5.530 x 2.962)
UPVC double glazed window to rear, built in storage cupboard, radiator.

BEDROOM 4
12'5" x 6'8" (3.788 x 2.041)
Two UPVC double glazed windows to side and front, two built-in storage cupboards, radiator.

BEDROOM 5
8'0" x 8'0" (2.451 x 2.447)
UPVC double glazed window to side, radiator.



EXTERNAL
FRONT
Open access onto driveway leading down to entrance, single detached garage, tiered low maintenance front garden with an abundance of floral trees and bushes.

REAR
Large family friendly laid to lawn rear garden with a large patio seating area, external WC and shed.

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.