



5 Hendre, Dunvant SA27PP

Offers in the region of £220,000

Three Bedroom Dormer Semi Detached
Property

Garage And Workshop
Garden Room/ Forth Bedroom
Granite Patio To Rear
EER D 55

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(39-48) F			(39-48) F		
(13-38) G			(13-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		86		1	1
		55			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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JP/WJ/78323/280920

DESCRIPTION

A spacious extended dormer semi detached property with garage and off road parking. Situated on Hendre, Dunvant, a popular Cul-de-Sac location.

The accommodation has an entrance porch, hallway, lounge opening to the dining room, garden room, kitchen and utility room.

On the first floor are three bedrooms and a bathroom. Immaculately presented and beautifully decorated plus double glazing, gas central heating, granite patio with raised flower beds and astro turf lawns front and rear.

Schools, shops, amenities and bus route are all with close proximity.

Viewings essential to appreciate.

ENTRANCE PORCH

7'6 x 5'1 (2.29m x 1.55m)
Entered via door to front, glazed roof, two windows to either side, window to front, tiled floor, door to;

HALLWAY

7'4 x 6'9 (2.24m x 2.06m)
Laminate flooring, stairs to first floor, textured and coved ceiling, door to;

LOUNGE

13'9 x 13'6 (4.19m x 4.11m)
Two recesses, laminate flooring, window to front, dado rail, archway to;

DINING ROOM

12'5 x 9'1 (3.78m x 2.77m)
Laminate flooring, textured and coved ceiling, patio doors to;

GARDEN ROOM

10'5 x 9'4 (3.18m x 2.84m)

Window to front, tiled floor.

KITCHEN

12'5 x 7'1 (3.78m x 2.16m)
Fitted with wall and base units with granite roll top work surface over, fitted fridge, four ring " Smeg Induction Hob " and electric oven with extractor over, 1 and i bowl sink, Quooker hot water tap , window to side, half tiled walls, door to;

UTILITY ROOM

10'5 x 6'8 (3.18m x 2.03m)
Tiled floor, unit, door to rear, plumbing for washing machine and dishwasher, space for fridge and freezer.

FIRST FLOOR LANDING

7'0 x 6'4 (2.13m x 1.93m)
Window to side, textured ceiling, access to boarded and insulated attic via pull down ladder which houses the combination boiler servicing the domestic hot water and central heating system, doors to;

BEDROOM ONE

13'4 x 9'9 (4.06m x 2.97m)
Textured and coved ceiling, window to front.

BEDROOM TWO

10'7 x 9'9 (3.23m x 2.97m)
Window to front, cupboard, textured and coved ceiling.

BEDROOM THREE

9'5 x 6'5 (2.87m x 1.96m)
Window to front, textured ceiling, stairwell with cupboard over.

BATHROOM

8'2 x 6'4 (2.49m x 1.93m)
Bath, vanity unit, WC, tiled floor, tiled walls, frosted window to rear.

EXTERNALLY

To the front is an Astro turf lawn with flowers, a

driveway providing parking for two vehicles and leading to the detached garage and workshop with up and over electric door. Granite patio which has been recently laid, raised flower beds and steps lead up to a further Astro turf lawn.
CCTV Security Lighting.

SERVICES

We are informed that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@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 Killay Office, turn left at the mini-roundabout and proceed along Goetre Fawr Road bearing left at the top onto Dunvant Road. Turn right at the Hungry Horse Public House and proceed along Derlwyn taking the third turning right onto Hendre where Number 5 can be found on the left-hand side.