



Hendrefoilan Road, £320,000

- Larger Than Average Enclosed Rear Garden
- Sold With No-Going Chain
- Potential To Develop Further Subject To All Planning Consents
- Chance To Add Your Own Stamp To The Property
- Perfect Family Purchase
- Converted Attic Space With Outstanding



 3
  3
  3



About the property

An extended four storey, three bedroom semi detached property situated in the heart of Sketty that offers itself as a wonderful family home that has the potential to develop further subject to all the necessary planning consents. The property offers lots of potential for the new purchaser to add their own touch to it. The accommodation comprises entrance hallway, lounge, dining room, utility room and conservatory to the ground floor. Staircase accessed off the utility room leads to the basement with 2 additional rooms suitable for many uses such as playroom, gym or sitting room, inner lobby then leads to a utility room, shower room and a spacious light and airy sun lounge/garden room with French doors leading onto a south facing and larger than average enclosed rear garden. To the first floor there is a shower room, master bedroom with ensuite facility and two further bedrooms with the added advantage of an converted attic space with stunning and uninterrupted Mumbles head and sea views. The property is situated within easy reach of all the local shops, eateries and amenities that both Sketty and Uplands has to offer, with all good primary and secondary schools close at hand with the city centre of Swansea approximately 3 miles away. In our opinion as agents a must see property to appreciate the potential here.



Accommodation

Lounge

15' 7" x 13' 4" (4.75m x 4.06m)

Dining Room

11' 11" x 17' 8" (3.63m x 5.38m)

Utility Room

14' 4" x 7' 8" (4.37m x 2.34m)

Conservatory

10' 8" x 6' 4" (3.25m x 1.93m)

Master Bedroom

13' 11" x 11' 5" (4.24m x 3.48m)

Bedroom Two

12' 5" x 7' 7" (3.78m x 2.31m)

Bedroom Three

10' 2" x 7' 11" (3.10m x 2.41m)

Attic Style Room

19' x 6' 2" (5.79m x 1.88m)

Shower Room 1

7' 2" x 5' (2.18m x 1.52m)

Shower Room 2

6' 11" x 6' 10" (2.11m x 2.08m)

Ensuite

6' 11" x 7' 2" (2.11m x 2.18m)

Basement- Room 1

19' 7" x 12' 4" (5.97m x 3.76m)

Basement- Room 2

15' 7" x 11' 10" (4.75m x 3.61m)

01792 641481

swansea@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan