



Hendrefoilan Road, £310,000

- 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



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About the property

An extended four storey, three bedroom semi detached property situated in the heart of Sketty. Please call Swansea Peter Alan at 01792 641481 to arrange a viewing. 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	7' 2" x 5' (2.18m x 1.52m)
15' 7" x 13' 4" (4.75m x 4.06m)	Shower Room 2
Dining Room	6' 11" x 6' 10" (2.11m x 2.08m)
11' 11" x 17' 8" (3.63m x 5.38m)	Ensuite
Utility Room	6' 11" x 7' 2" (2.11m x 2.18m)
14' 4" x 7' 8" (4.37m x 2.34m)	Basement- Room 1
Conservatory	19' 7" x 12' 4" (5.97m x 3.76m)
10' 8" x 6' 4" (3.25m x 1.93m)	Basement- Room 2
Master Bedroom	15' 7" x 11' 10" (4.75m x 3.61m)
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	

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Floorplan



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