

47 Hendrefoilan Road

Sketty, Swansea, SA2 9LT

Offers Over £450,000

4 3 2 D

SMITHS

47 Hendrefoilan Road

Sketty, Swansea, SA2 9LT

A beautifully presented split-level detached family home with a self-contained primary suite, private south-facing garden and exceptional flexibility.

Occupying a generous plot on one of Sketty's most sought-after roads, this detached home offers spacious accommodation over three levels, ideal for family living, multi-generational occupation or buyers seeking a flexible layout.

The main living accommodation is bright and welcoming, centred around a family kitchen and elegant reception rooms ideal for everyday living and entertaining. Large windows flood the home with natural light, while doors open directly onto the private south-facing garden.

One of the defining features of the property is the impressive lower ground floor, which has been arranged as a self-contained primary suite. Offering a spacious double bedroom, private sitting room, contemporary kitchen, bathroom facilities and direct access to both the garden and its own driveway, this level creates a peaceful and private retreat within the home. While perfectly suited as a luxurious principal bedroom suite, it also provides exceptional flexibility for extended family, independent relatives, long-term guests, home working or those seeking accommodation with an increased degree of privacy.

The upper floors provide well-proportioned bedrooms, modern bathroom facilities and flexible rooms suited to additional bedrooms, dressing rooms or home offices.

Outside, the landscaped south-facing garden offers a private space for relaxing and entertaining, complemented by generous off-road parking.

Situated in the heart of Sketty, the property enjoys easy access to highly regarded schools, Singleton Hospital, Swansea University, Singleton Park, local shops, cafés and excellent transport links, with the Gower coastline just a short drive away.

Combining generous living space, superb presentation and an adaptable layout, this is an opportunity to acquire a distinctive family home in such a highly desirable location

Hallway
13'9" x 6'10" (4.20 x 2.10)

Bedroom One
12'2" x 11'6" (3.71 x 3.52)

Bedroom Two
11'5" x 9'1" (3.49 x 2.77)

Reception Room One
20'5" x 11'5" (6.24 x 3.49)

Kitchen One
10'7" x 10'6" (3.25 x 3.22)

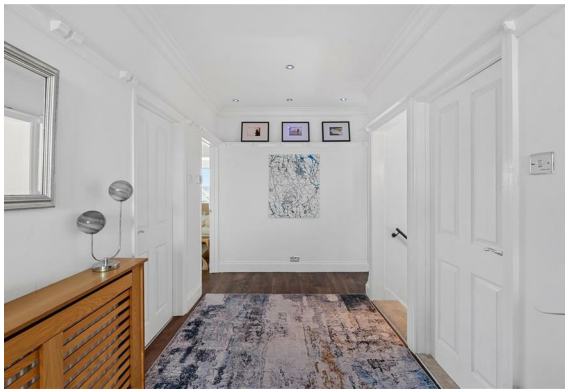
Utility Room One
9'6" x 6'3" (2.90 x 1.91)

























Bathroom
9'7"x.7'8" (2.93x.2.34)

Bedroom Three
16'3" x 10'5" (4.97 x 3.19)

En-Suite
6'11" x 5'0" (2.11 x 1.54)

Kitchen Two
20'3" x 7'1" (6.18 x 2.18)

Utility Room Two
10'2" x 7'6" (3.11 x 2.29)

Reception Room Two
17'4" x 10'7" (5.30 x 3.25)

Bedroom Four
15'10" x 11'4" (4.84 x 3.46)

Bathroom Two
7'10" x 6'2" (2.41 x 1.89)

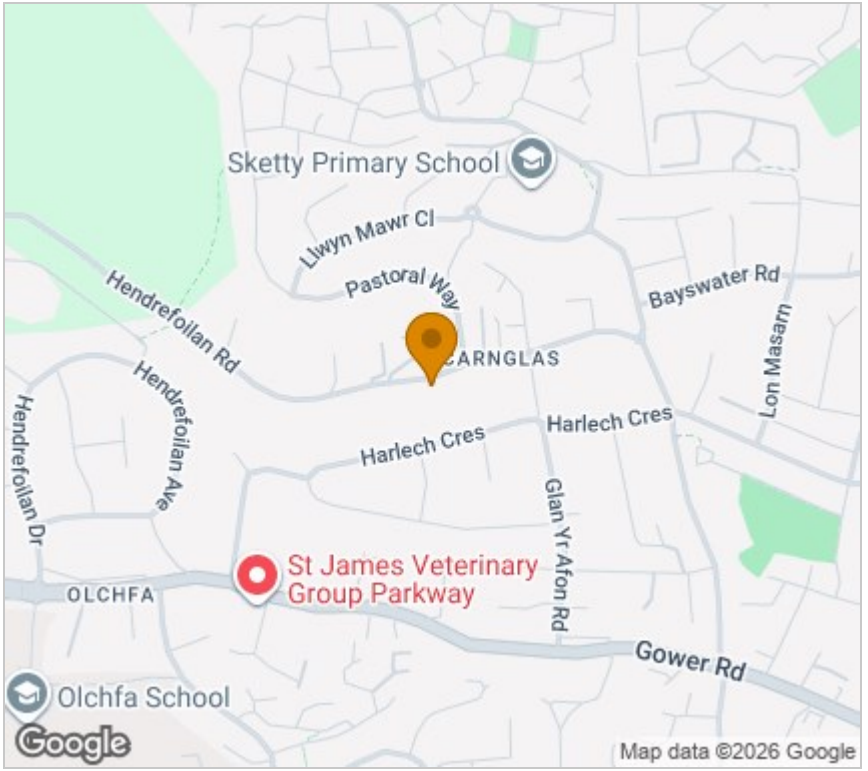
Lower Hallway
10'6" x 2'6" (3.22 x 0.77)

External & Location

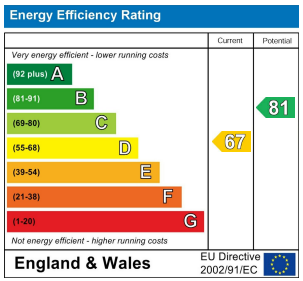
Floor Plan

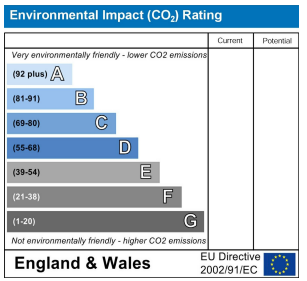


Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

SMITHS