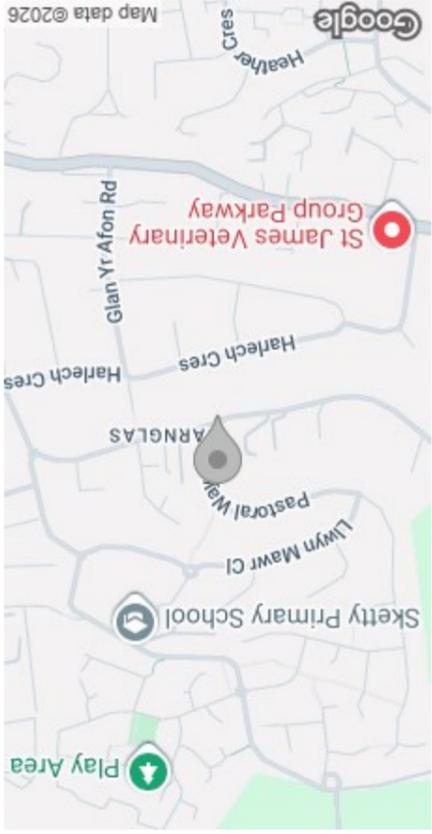


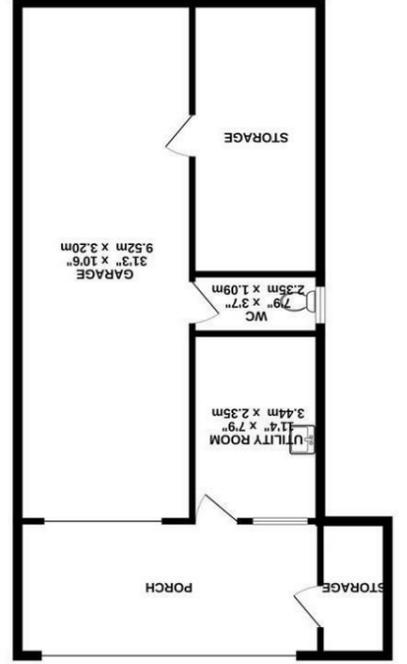
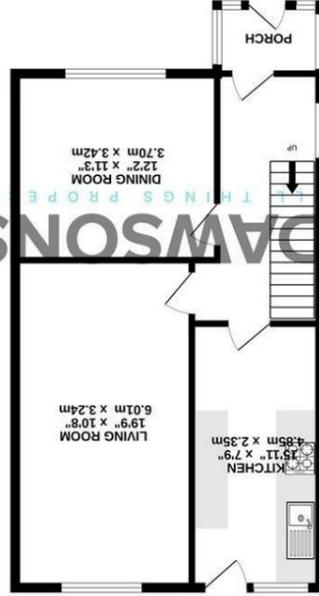
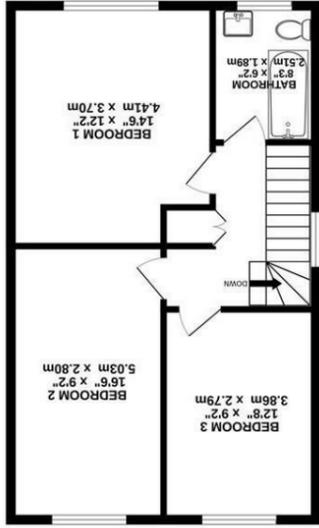
EPC

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix ©2026



AREA MAP



FLOOR PLAN



45A Hendrefoilan Road
 Sketty, Swansea, SA2 9LT
 Asking Price £300,000



GENERAL INFORMATION

Offered to the market with no upward chain, this classic detached home presents an excellent opportunity to acquire a property in the ever-popular area of Sketty. Ideally positioned for convenience, the property is within easy reach of the local amenities at Tycoch Square, Sketty Cross, the seafront village of Mumbles, Swansea city centre, Singleton Hospital, Swansea University, and the beautiful Singleton Park.

The accommodation briefly comprises an entrance porch leading into a hallway, a front-facing dining room, a rear living room, and a fitted kitchen to the ground floor. To the first floor, there are three bedrooms together with a family bathroom.

The basement level provides a covered open area leading to a garage, store rooms, WC and utility room, offering fantastic practical space and excellent storage potential.

Externally, the property benefits from a good-sized front lawn with steps down to the entrance porch. A shared driveway leads to the rear where a brick-sett parking area and a sunny south-facing garden create an ideal space for outdoor relaxation or entertaining.

Requiring some modernisation, this home is a true blank canvas, allowing buyers to update and personalise to their own taste and create their ideal long-term home in a highly sought-after location.

A superb opportunity with strong potential – viewing is highly recommended.



FULL DESCRIPTION

GROUND FLOOR

PORCH

HALLWAY

DINING ROOM

12'1" x 11'2" (3.70m x 3.42m)

LIVING ROOM

19'8" x 10'7" (6.01m x 3.24m)

KITCHEN

15'10" x 7'8" (4.85m x 2.35m)

FIRST FLOOR

LANDING

BEDROOM 1

14'5" x 12'1" (4.41m x 3.70m)



BEDROOM 2

16'6" x 9'2" (5.03m x 2.80m)

BEDROOM 3

12'7" x 9'1" (3.86m x 2.79m)

BATHROOM

8'2" x 6'2" (2.51m x 1.89m)

EXTERNAL

BASEMENT

OPEN AREA

GARAGE

31'2" x 10'5" (9.52m x 3.20m)

STORAGE ROOM

WC

7'8" x 3'6" (2.35m x 1.09m)

UTILITY ROOM

11'3" x 7'8" (3.44m x 2.35m)

TENURE

Freehold

EPC

D

COUNCIL TAX BAND

F

SERVICES

Mains gas, electric, water (metered) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

ADDITIONAL INFORMATION

Probate has been granted
There are solar panels on the roof to heat the hot water. The vendor has advised these solar panels have been bought outright.

