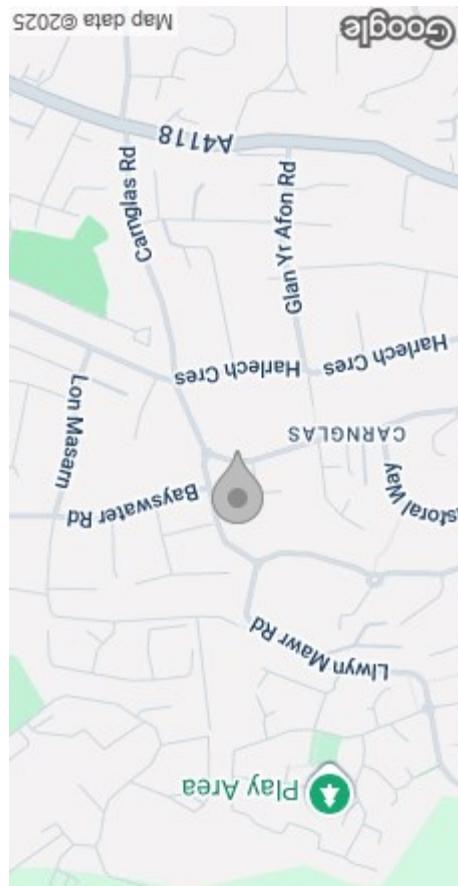
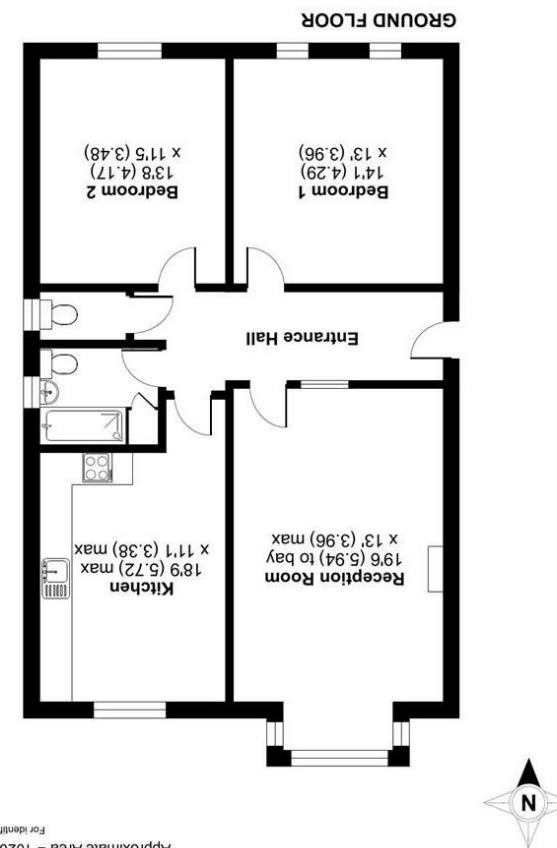


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract; incoming purchases should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



FLOOR PLAN



**38 Hendrefoilan Road**  
Sketty, Swansea, SA2 9LT  
**Offers Around £190,000**



## GENERAL INFORMATION

A RARE OPPORTUNITY to acquire this Bright and Airy FIRST FLOOR Two Bedroom Apartment with partial sea views.

Ideally located to benefit from close access to Tycoch Square, Sketty Cross and Singleton Hospital.

Internally comprising; hallway, lounge/ dining room, kitchen/ breakfast room, bathroom, cloakroom and two generous sized bedrooms. Externally, There is a dedicated parking space, communal garden and patio area with an abundance of mature shrubs, bushes and trees.

Benefiting from uPVC double glazed windows with external shutters, Gas Central Heating, dedicated parking space and Communal Gardens.

This apartment would be an ideal purchase for someone looking to downsize!

EPC: C

Tenure: Leasehold

Term: 999 years from 07/08/1987, there are 964 years remaining.

Charges: £800 per annum (we have been advised includes the



## EXTERNAL

Communal garden and patio area with decorative stone area with mature shrubs, bushes and trees. Allocated parking space at the rear of the property.

## SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.