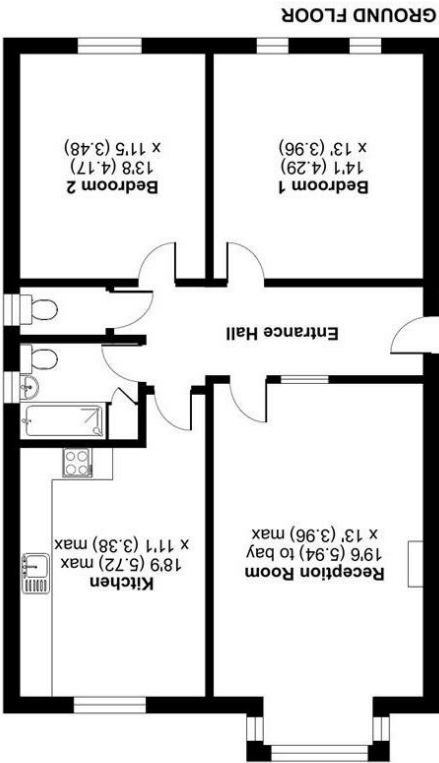




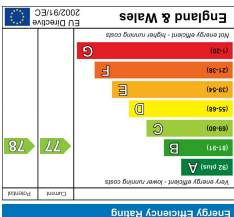
90 Gower Road, Sketty, Swansea, SA2 9BZ
T 01792 299655 E sk@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

These particulars, 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. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or 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.

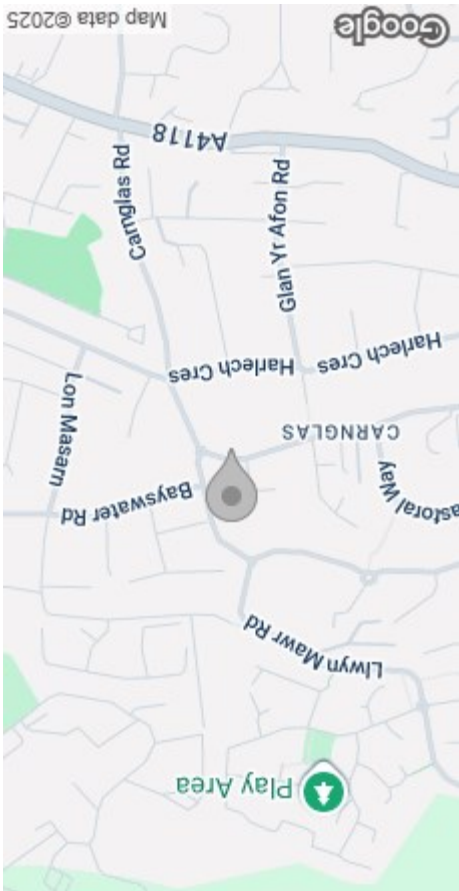
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. RICS Property Measurement Standards (RPS2) (12/07/20). Produced for Dawson's Property. REF: 1210700. © Redwood 2024.



Hendrefoilan Road, Sketty, Swansea, SA2
Approximate Area = 1020 sq ft / 94.7 sq m
For identification only - Not to scale



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 Tycosh 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.

Benefitting 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

FULL DESCRIPTION

- COMMUNAL ENTRANCE
- COMMUNAL HALLWAY
- ENTRANCE
- HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN/ BREAKFAST ROOM
- BATHROOM
- CLOAKROOM
- BEDROOM ONE
- BEDROOM TWO



EXTERNAL
Communal garden and patio area with decreteive 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.

