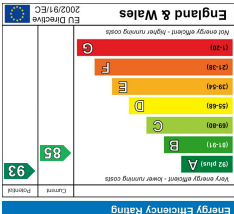


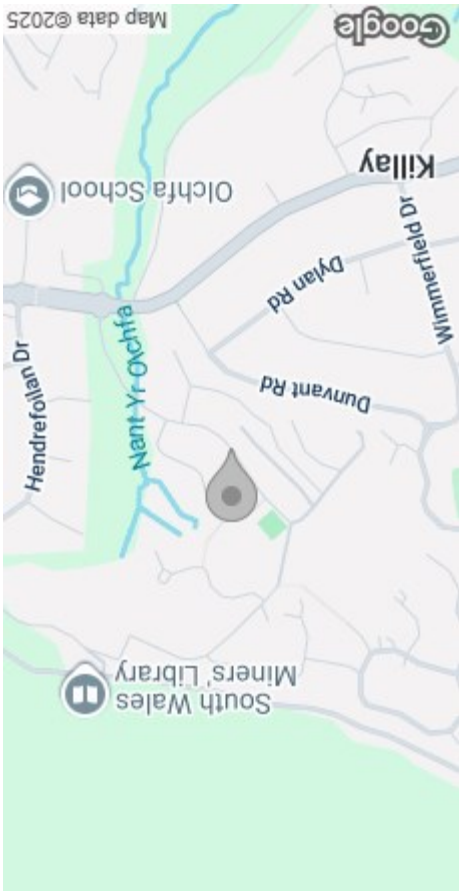


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EPC



AREA MAP



FLOOR PLAN



83 Ffordd Yr Olchfa  
Sketty, Swansea, SA2 7RE  
Asking Price £460,000





## GENERAL INFORMATION

Welcome to this exceptional end-townhouse — a perfect blend of contemporary style and practical design. Built in 2023 by the renowned St. Modwen Homes and benefiting from a 10-year New Home Warranty, this sophisticated property offers modern living with meticulous attention to detail.

Upon entering, you are greeted by a bright and welcoming hallway. To the front, the sitting room provides a cozy yet elegant space to relax, alongside a versatile fourth bedroom. This floor also offers a stylish shower room and a practical utility room.

On the first floor, the beautifully appointed open-plan kitchen and dining area forms the heart of the home, complete with a full range of integrated appliances and doors onto the balcony. A WC adds further convenience. To the rear, the spacious lounge features French doors that open onto the paved patio, creating seamless indoor-outdoor living.

The second floor is home to three well-proportioned bedrooms. The luxurious master suite boasts its own en-suite shower room and built-in wardrobes, while a beautifully finished family bathroom serves the remaining bedrooms.

Externally, the property impresses with a generous lawn, ideal for children, and a paved patio perfect for al fresco dining and entertaining. A brick-paved driveway provides off-road parking for three or more vehicles.

Ideally situated in the highly sought-after Hendrefoilan Park, this home is within walking distance of Killay's excellent local amenities, including the library, GP surgery, bakery, shops, cafés, and the scenic Hendrefoilan Woods. It also lies within the catchment area of the well-regarded Olchfa Comprehensive School, with Singleton Hospital, Singleton Park, and Swansea's picturesque shoreline all just a short drive away.

This is a must-see home that perfectly combines luxury, location, and lifestyle.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### SITTING ROOM

16'7" x 10'2" (5.06 x 3.11)

#### BEDROOM 4

16'7" x 10'2" (5.06 x 3.12)

#### UTILITY ROOM

#### SHOWER ROOM

### FIRST FLOOR

#### LANDING

#### LOUNGE

17'8" x 12'10" (5.41 x 3.92)

#### KITCHEN/DINER

16'10" x 10'5" (5.14 x 3.20)



#### CLOACKROOM

### SECOND FLOOR

#### LANDING

#### BEDROOM 1

13'2" x 11'9" (4.03 x 3.60)

#### ENSUITE SHOWER ROOM

#### BEDROOM 2

10'9" x 9'8" (3.28 x 2.95)

#### BEDROOM 3

9'6" x 6'8" (2.90 x 2.05)

#### FAMILY BATHROOM

#### REAR GARDEN

Laid to lawn with patio area.

#### PARKING

Large driveway to side with EV charging point.

#### TENURE

Freehold

#### EPC

B

#### COUNCIL TAX

F

#### SERVICES

Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via BT, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Gif Gaf. Please refer to Ofcom checker for further information.

#### ADDITIONAL INFORMATION

There is a estate service charge of £250. This is billed annually.

