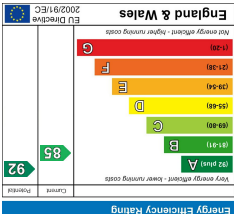
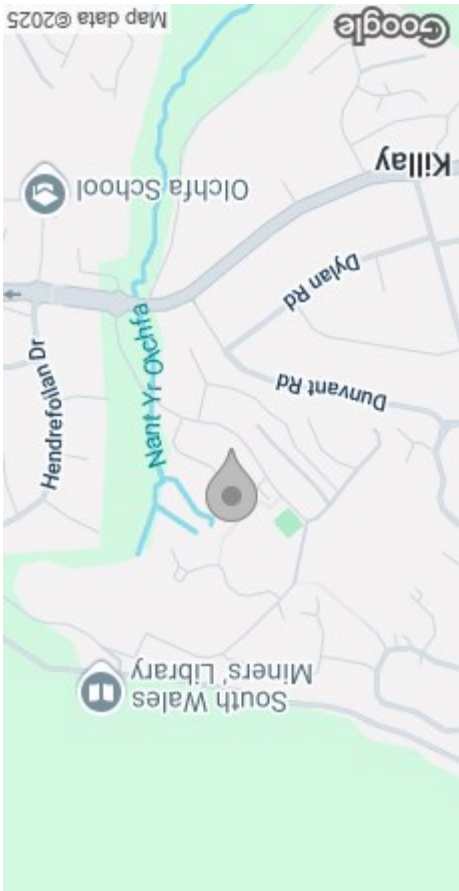


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



72 Ffordd Yr Olchfa  
Sketty, Swansea, SA2 7RF  
Offers Around £564,995

4 2 2 B



GENERAL INFORMATION

Welcome to this exceptional detached family home, a perfect blend of contemporary style and practical design. Built in 2018 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. Soaring ceilings and expansive windows throughout flood the interior with natural light, enhancing the home’s bright and airy feel.

Upon entering, you are greeted by a welcoming entrance hallway leading to a convenient cloakroom. The front-facing lounge provides a cozy yet elegant space to relax, while an additional front-facing sitting room or study offers versatility to suit your lifestyle. To the rear, the open-plan kitchen and dining area is truly the heart of the home — beautifully appointed with a full range of integrated appliances, adjacent utility room, and French doors that open onto the paved patio, perfect for seamless indoor-outdoor living.

The spacious landing gives access to four double bedrooms. The luxurious master suite features its own en-suite shower room and a walk-in dressing room. A beautifully finished family bathroom serves the remaining bedrooms.

The exterior is both impressive and family-friendly, featuring a generous lawn area ideal for children and a paved patio perfect for al fresco dining and entertaining. A brick-paved driveway provides off-road parking for up to four vehicles and leads to a detached double garage.

Ideally situated in the desirable Hendrefoilan Park, this home is within walking distance to all of Killay's local amenities, including the library, GP surgery, bakery, shops, cafés, and Hendrefoilan woods. It also lies within easy reach of the highly regarded Olchfa Comprehensive School. Singleton Hospital, Singleton Park, and Swansea’s picturesque shoreline are just a short drive away. This is a must-see home that perfectly combines luxury, location, and lifestyle.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE  
21'0" x 10'7" (6.41 x 3.25)

DINING ROOM  
11'3" x 10'6" (3.45 x 3.21)

KITCHEN/DINING ROOM  
18'2" x 11'2" (5.55 x 3.42)

UTILITY ROOM

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1  
11'6" x 11'2" (3.52 x 3.41)



EN SUITE SHOWER ROOM

WALK-IN WARDROBE

BEDROOM 2  
10'10" x 10'6" (3.31 x 3.21)

BEDROOM 3  
10'10" x 9'10" (3.31 x 3.02)

BEDROOM 4  
11'7" max x 10'6" (3.55 max x 3.21)

FAMILY BATHROOM

EXTERNAL

FRONT - Decretive paved garden.

REAR - Garden laid to lawn with a sit-out patio and an additional lawn to rear of garage.

DETACHED DOUBLE GARAGE

Entry via 'up and over' doors. Housing electrics and lighting. Pedestrian door to side.

PARKING

Off road parking for 4 vehicles.

TENURE

Freehold

EPC

B

COUNCIL TAX

G

SERVICES

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

There is currently broadband available at the property via Sky. Please refer to the Ofcom checker for further coverage information.

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

ADDITIONAL INFORMAION

There is a private road charge £249. This is billed and reviewed annually.

