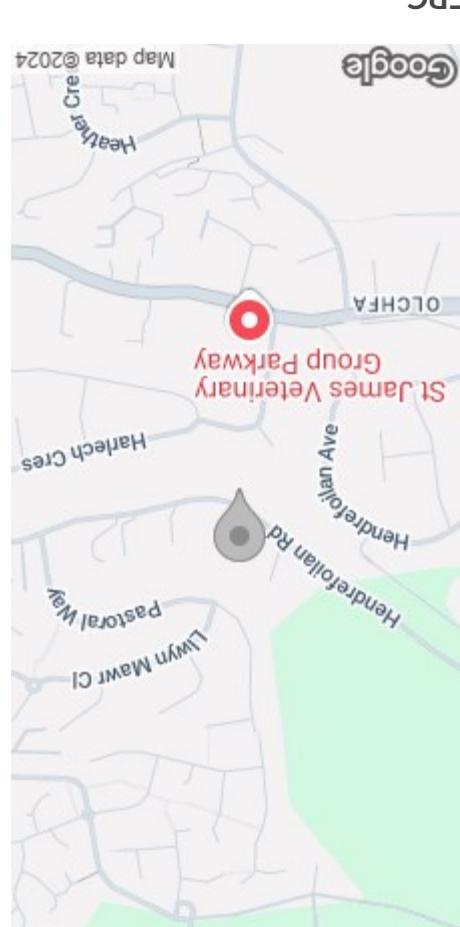


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment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



### AREA MAP



Hendrefoilan Road, Sketty, Swansea, SA2

### FLOOR PLAN



## 81 Hendrefoilan Road

Sketty, Swansea, SA2 9LU

Asking Price £750,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Originally a bungalow, this exceptional property has been transformed by the current owners into a magnificent 4-bedroom home, set across three floors. Completed in 2004, the bespoke design of this house sets it apart, with every detail carefully considered to create a truly unique and stylish living space. From the high-quality finishes to the elegant, contemporary aesthetic, this home is the epitome of modern living.

One of the standout features of this property is the potential it offers. In 2017, plans for a single-storey rear extension were approved, allowing the new owners the opportunity to revisit these plans and further enhance the property to suit their specific needs.

**Ground Floor** - A welcoming entrance hallway with a striking central staircase leads you into the heart of the home. The open-plan kitchen/dining room/day room forms a stunning L-shape and is fully equipped with a host of integrated appliances. There is also a front-facing study, ideal for homeworking, and a rear-facing family room that opens out into a bright and airy conservatory, creating a wonderful space for relaxation and entertaining.

**First Floor** - This floor accommodates 3 generously-sized bedrooms, including the master suite with its own private en-suite shower room and walk-in wardrobe. The family bathroom, with both a bath and separate shower enclosure, serves the remaining bedrooms.

**Second floor** - A further spacious bedroom is located on the second floor, complete with its own en-suite bathroom, offering privacy and flexibility for use as a guest suite, home office, or additional living space.

The exterior of the property is equally impressive, with a charming south-facing veranda at the rear, providing a perfect spot to enjoy a morning coffee or unwind at the end of the day. The garden also features a fully equipped summer house with electricity, offering a versatile space that can be used as a home office, gym, or tranquil retreat. Sweeping driveway with double garage.



## FULL DESCRIPTION

### GROUND FLOOR

#### CENTRAL ENTRANCE HALLWAY

#### CLOAKROOM

#### KITCHEN/DINING/DAY ROOM L-SHAPE

25'5" max x 22'0" max (7.77 max x 6.73 max)

#### STUDY

10'9" x 10'0" (3.28 x 3.05)

#### FAMILY ROOM

20'6" max x 13'8" (6.27 max x 4.17)

#### CONSERVATORY



### FIRST FLOOR

#### GALLERY LANDING

#### BEDROOM 1

16'0" x 14'2" (4.90 x 4.32)

#### EN-SUITE SHOWER ROOM

#### WALK IN WARDROBE

#### BEDROOM 3

16'11" max x 11'8" (5.18 max x 3.56)

#### BEDROOM 4

11'8" x 10'2" (3.56 x 3.12)

#### FAMILY BATHROOM

#### SECOND FLOOR

#### BEDROOM 2

31'0" max x 12'11" max (9.45 max x 3.96 max)

#### EN-SUITE BATHROOM

#### EXTERNAL

Driveway providing ample off road parking which in turns leads to a rear detached double garage.

Manicured lawns to the front and rear.

#### SERVICES

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

#### ADDITIONAL INFORMATION

Please note that the vendor is an employee of Dawsons

TENURE - FREEHOLD  
COUNCIL TAX BANDING - H  
EPC - C

