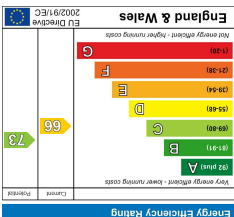
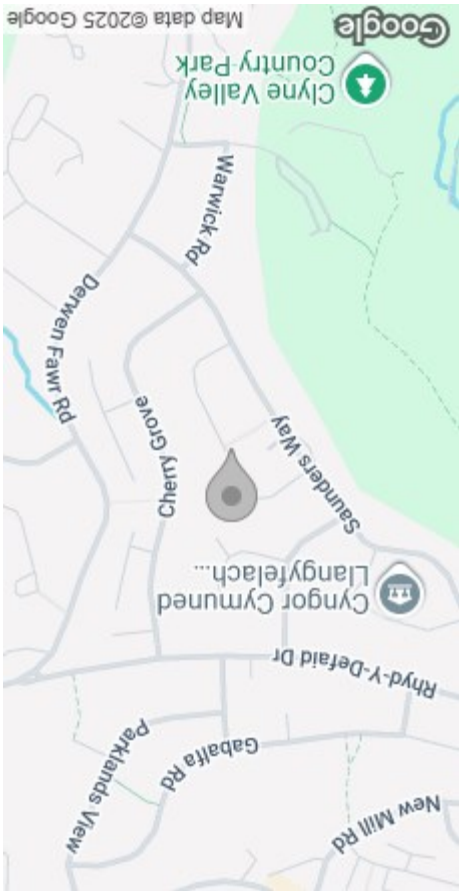


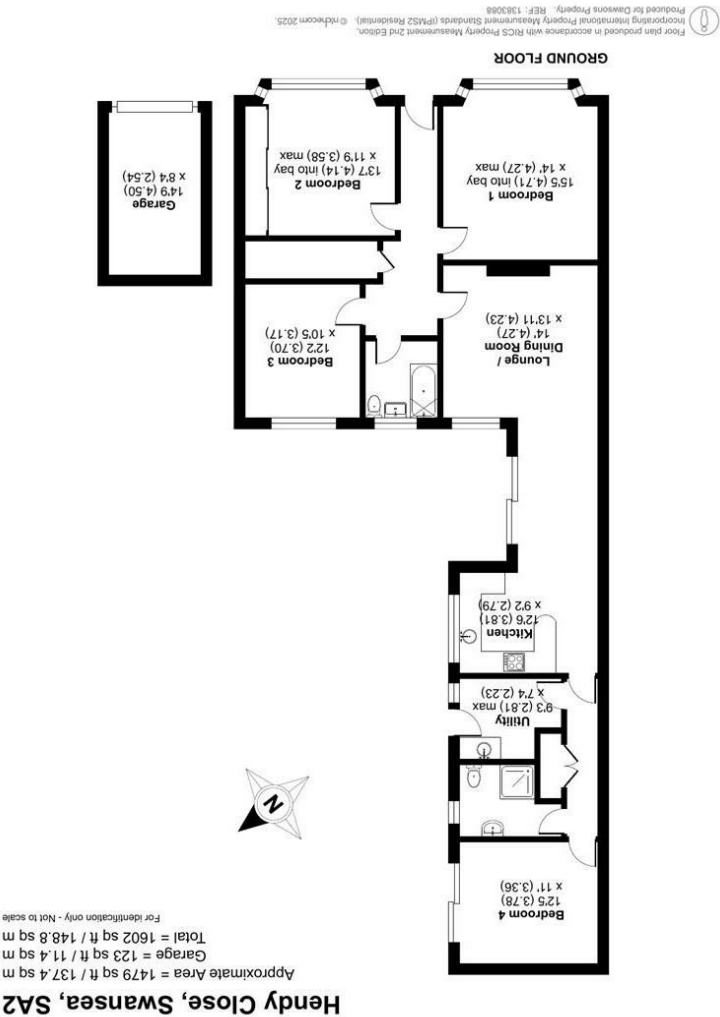
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



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AREA MAP



FLOOR PLAN



35 Hendy Close
Sketty, Swansea, SA2 8BB
Asking Price £275,000



GENERAL INFORMATION

Situated in the highly desirable area of Sketty, this spacious four-bedroom ground floor flat offers versatile accommodation and excellent potential, making it an ideal choice for families, professionals, or those looking to create a home tailored to their needs.

The property welcomes you with an inviting entrance hall leading to a bright and generously sized lounge/dining room, perfect for both relaxing and entertaining. A well-appointed kitchen is complemented by a practical utility room, while a convenient wet room adds further functionality. The flat also offers four well-proportioned bedrooms, including two charming bay-fronted rooms that bring character and natural light. A modern family bathroom completes the internal accommodation.

Externally, the home benefits from front and rear gardens laid to lawn, providing pleasant outdoor space. Additional features include off-road parking, a garage, gas central heating, and double-glazed windows.

Ideally located within easy reach of Sketty's shopping facilities, the property also offers convenient access to Singleton Park, Singleton Hospital, Clyne Valley, and the beautiful Swansea seafront—perfect for those who value both amenities and green space. Early viewing is highly recommended to appreciate everything this home has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM
14'0" x 13'10" (4.27 x 4.23)

KITCHEN
12'5" x 9'1" (3.81 x 2.79)

UTILITY ROOM
9'2" max x 7'3" (2.81 max x 2.23)

WETROOM

BEDROOM 1
15'5" into bay x 14'0" max (4.71 into bay x 4.27 max)

BEDROOM 2
13'6" into bay x 11'8" max (4.14 into bay x 3.58 max)



BEDROOM 3
12'1" x 10'4" (3.70 x 3.17)

BEDROOM 4
12'4" x 11'0" (3.78 x 3.36)

FAMILY BATHROOM

EXTERNAL
Front and rear gardens laid to lawn

OFF ROAD PARKING

GARAGE
14'9" x 8'3" (4.50 x 2.54)

TENURE
Share of the Freehold
Lease term is 999 years from 2009 with 983 years remaining

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COUNCIL TAX
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SERVICES
Mains gas, electric, water (billed) & drainage.

ADDITIONAL INFORMATION
Planning was approved in November 1985 for a single storey rear extension to the ground floor flat, study, kitchen, utility room and cloakroom. No completion certificate is held on file.

We are awaiting the grant of probate.

