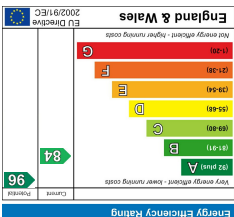
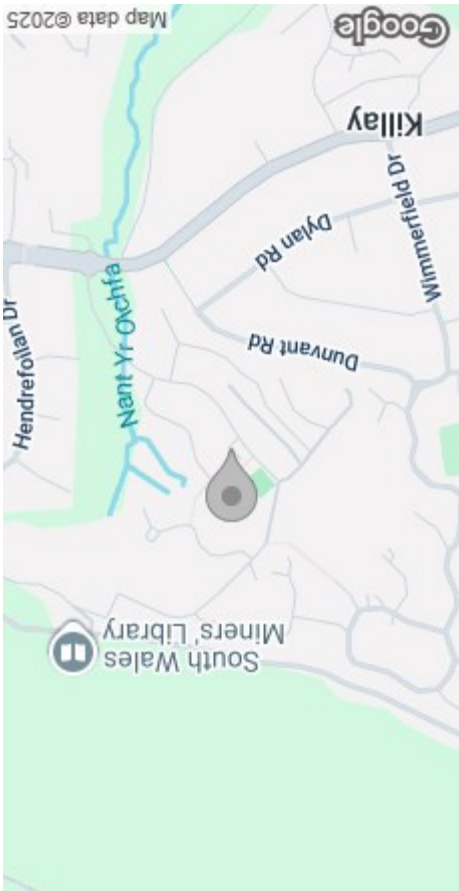


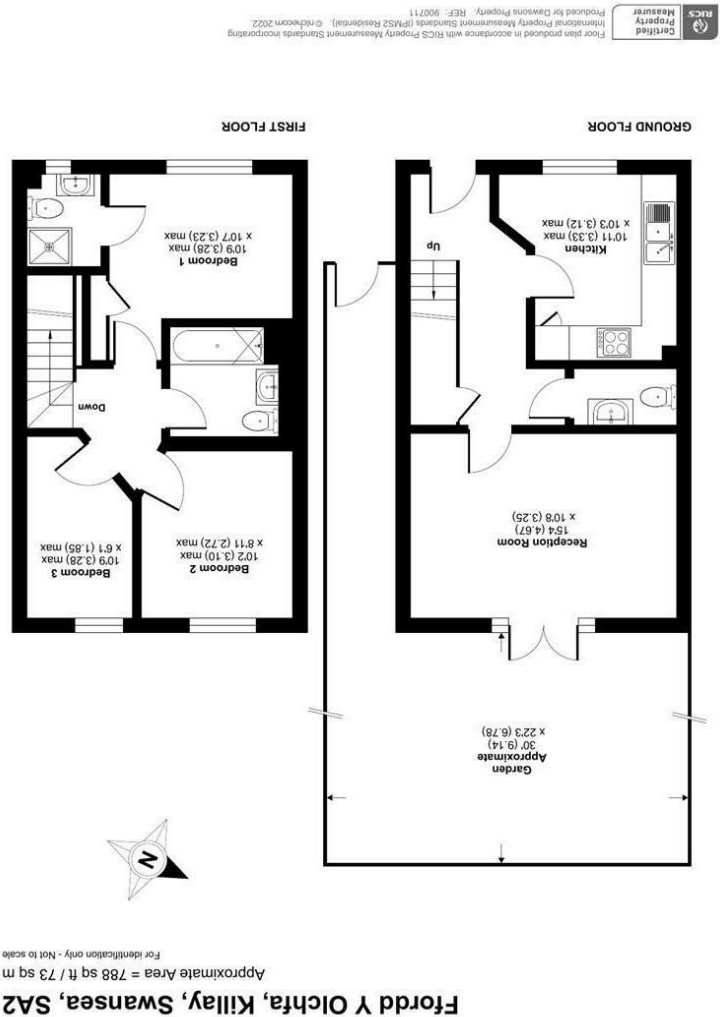
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Ffordd Yr Olchfa, Killay, Swansea, SA2

Approximate Area = 788 sq ft / 73 sq m

For identification only - Not to scale

FLOOR PLAN



GENERAL INFORMATION

Situated in the sought-after Hendrefoilan Park, this beautifully presented modern home offers convenient access to the local amenities of Killay and Sketty Cross, as well as Singleton Hospital, parkland, and a scenic cycle path.

The accommodation briefly comprises: welcoming hallway, contemporary kitchen with integrated appliances, cloakroom, spacious living room, three bedrooms (including a master with en-suite), and a family bathroom.

Externally, the property benefits from driveway parking for two cars and a sunny courtyard garden, complete with shed and seating areas—perfect for relaxing or entertaining.

Located within the catchment area for Olchfa Comprehensive School. Viewing is highly recommended.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

KITCHEN
109'3" max x 10'2" max (33.3 max x 3.12 max)

RECEPTION ROOM
15'3" x 10'7" (4.67 x 3.25)

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1
10'8" max x 10'7" max (3.26 max x 3.23 max)

EN SUITE SHOWER ROOM



BEDROOM 2
10'2" max x 8'11" max (3.10 max x 2.72 max)

BEDROOM 3
10'9" max x 6'0" max (3.28 max x 1.85 max)

FAMILY BATHROOM

EXTERNAL

To the side is gated access to the rear courtyard garden with a lovely sunny patio area which steps down to a further seating area, bordered with an array of plants.

PARKING

Off road parking to front for 2 vehicles.

TENURE

Freehold

EPC

B

COUNCIL TAX

D

SERVICES

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

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

ADDITIONAL INFORMATION

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

