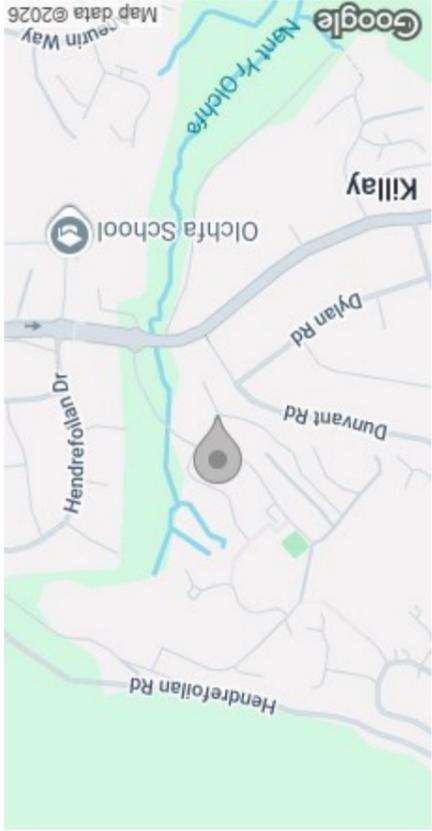


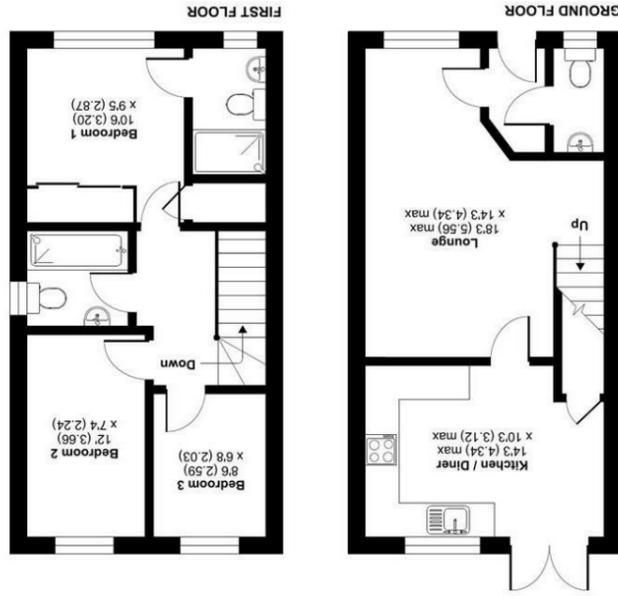
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson Property. REF: 1336622

EPC



AREA MAP



**Ffordd Picton Tuberville, Swansea, SA2**  
 Approximate Area = 820 sq ft / 76.1 sq m  
 For identification only - Not to scale

FLOOR PLAN



**80 Ffordd Picton Tuberville**  
 Sketty, Swansea, SA2 7RG  
 Offers Over £310,000



## GENERAL INFORMATION

OFFERS OVER £315,000

No Onward Chain! Welcome to this exceptional semi-detached family home, a perfect blend of contemporary style and practical design. Built in 2024 by the renowned St. Modwen Homes and complete with a 10-year New Home Warranty, this property offers modern living with meticulous attention to detail.

Upon entering, you are welcomed by a bright and spacious hallway which leads to a convenient cloakroom. The front-facing lounge provides a comfortable yet elegant retreat, ideal for relaxing with family. To the rear, the open-plan kitchen and dining area forms the true heart of the home. Beautifully appointed with a range of integrated appliances, it offers an abundance of space for entertaining and everyday living. French doors open directly onto the garden, creating a seamless flow between indoors and out.

Upstairs, a generous landing leads to three bedrooms. The master suite boasts its own en-suite shower room and fitted wardrobes, while the remaining bedrooms are served by a stylishly finished family bathroom.

Outside, the property continues to impress. The rear garden features a sit-out patio, perfect for al fresco dining, alongside a generous lawn area ideal for children and family life. A brick-paved driveway to the side provides convenient off-road parking with Electric Vehicle Charging Point.

Perfectly situated in the desirable Hendrefoilan Park development, the home is within walking distance of Killaly's excellent 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. For added convenience, Singleton Hospital, Singleton Park, and Swansea's picturesque shoreline are just a short drive away.

This is a must-see home that perfectly combines modern design, an enviable location, and an outstanding lifestyle.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### CLOAKROOM

#### LOUNGE

18'2" max x 14'2" max (5.56 max x 4.34 max)

#### KITCHEN/DINER

14'2" max x 10'6" max (4.34 max x 3.21 max)

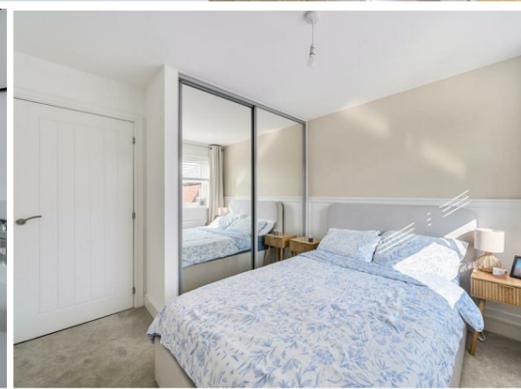
### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10'5" x 9'4" (3.20 x 2.87)

#### ENSUITE SHOWER ROOM



**BEDROOM 2**  
12'0" x 7'4" (3.66 x 2.24)

**BEDROOM 3**  
8'5" x 6'7" (2.59 x 2.03)

#### FAMILY BATHROOM

#### EXTERNAL

Rear garden laid to lawn with sit-out patio area.

#### PARKING

Driveway parking to side with Electric Vehicle Charging Point.

#### TENURE

Freehold

#### EPC

B

#### COUNCIL TAX

D

#### SERVICES

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

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

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

#### ADDITIONAL INFORMATION

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

