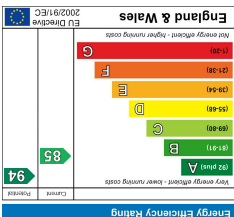


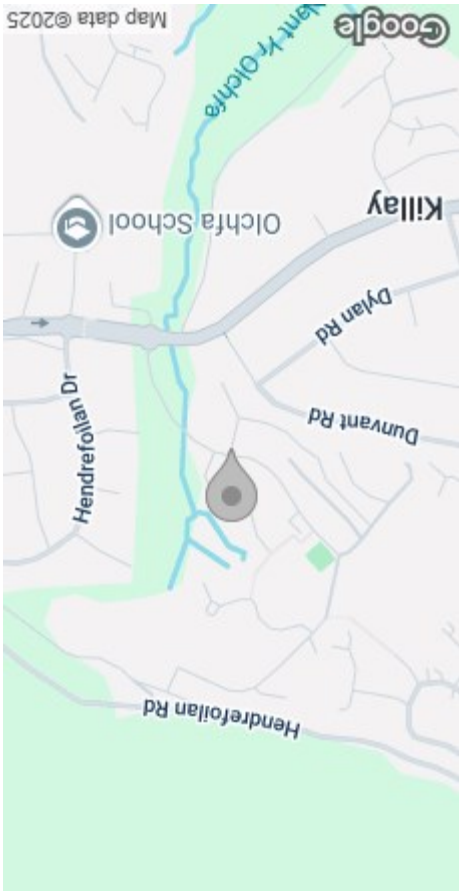
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

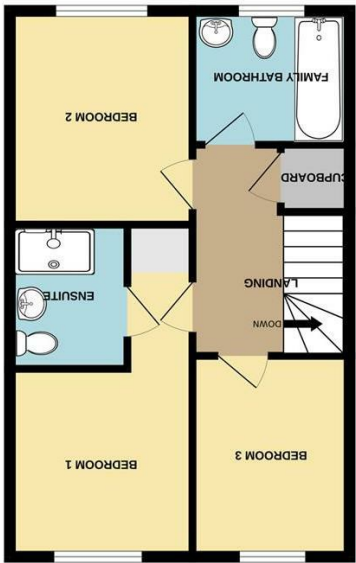
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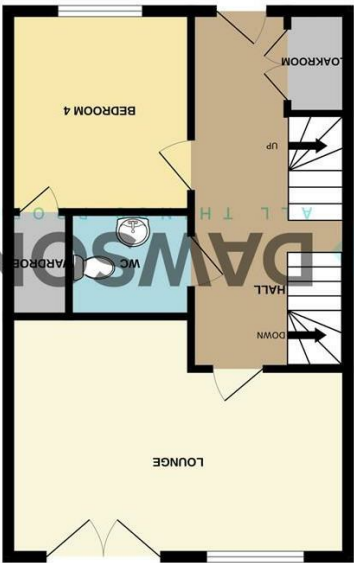
EPC



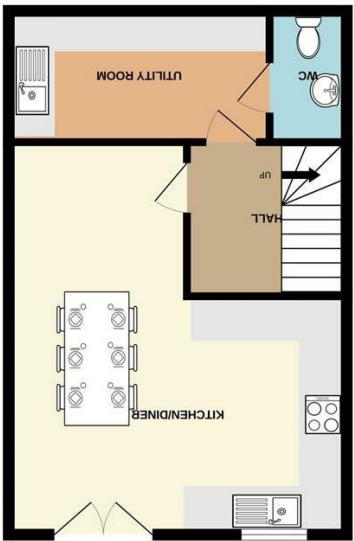
AREA MAP



1ST FLOOR



GROUND FLOOR



BASEMENT

FLOOR PLAN





GENERAL INFORMATION

We are delighted to bring to market this exceptional semi-detached family home, which perfectly blends modern sophistication with high-quality contemporary living. Built in 2025 by St Modwen Homes, the property benefits from a 10-year New Home warranty and has been tastefully upgraded by the current owners to an impeccable standard, offering a flawless finish throughout.

The ground floor accommodation includes a welcoming entrance hallway, a cloakroom, a spacious rear-facing lounge, and a fourth bedroom which can also serve as a versatile study or guest room. On the lower ground floor, you'll find a large utility room with WC and an impressive 'L'-shaped kitchen and dining area, complete with brand new built in appliances and French doors that open directly onto the rear patio, creating a seamless transition between indoor and outdoor spaces.

Upstairs, the first floor landing leads to three bedrooms and a beautifully appointed family bathroom. The master bedroom enjoys the added luxury of a private en-suite shower room and built-in wardrobes.

Externally, the property is as impressive as its interior. The large rear garden offers a patio area ideal for al-fresco dining and a lawned space perfect for children to play or for relaxing outdoors. To the side, a wide, private driveway provides convenient off-road parking for 2+ vehicles. There is also a flood light, electricity outside for added convenience and potential for garage, subject to planning.

Situated in the sought-after development of Hendrefoilan Park, this home is within walking distance of Killay's full range of local amenities including a library, doctor's surgery, bakers, shops, and cafés. It is also ideally placed within easy reach of the highly regarded Olchfa Comprehensive School. Singleton Hospital, Singleton Park, and the scenic Mumbles shoreline are all just a short drive away.

This is a property for families seeking a stylish, ready-to-move-into home in a well-connected and desirable location.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE  
17'1" x 11'6" max (5.21 x 3.52 max)

WC

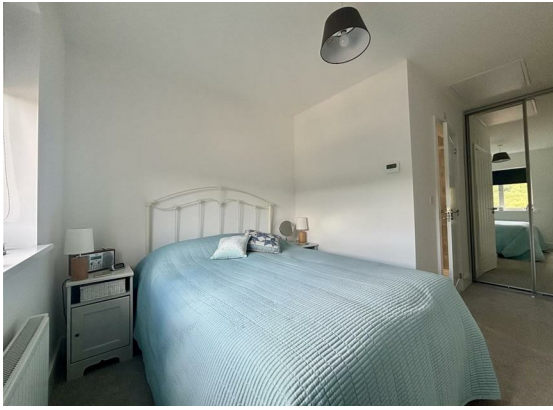
BEDROOM 4  
9'11" x 9'2" (3.03 x 2.81)

LOWER GRUOND FLOOR

HALL

'L' SHAPED KITCHEN/DINER  
19'6" max x 16'10" max (5.95 max x 5.15 max)

UTILITY ROOM  
13'4" x 6'6" (4.07 x 2.00)



WC  
FIRST FLOOR  
LANDING  
BEDROOM 1  
14'6" max x 9'1" (4.44 max x 2.77)  
ENSUITE SHOWER ROOM

BEDROOM 2  
9'1" x 9'1" (2.77 x 2.77)

BEDROOM 3  
10'0" x 7'8" (3.05 x 2.35)

FAMILY BATHROOM

OUTSIDE  
REAR - sit-out patio area with steps leading to a garden laid to lawn.

PARKING  
Driveway parking to side for multiple vehicles.

TENURE  
Freehold

EPC  
B

COUNCIL TAX  
E

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

There is currently broadband available at the property via Plusnet. 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.

