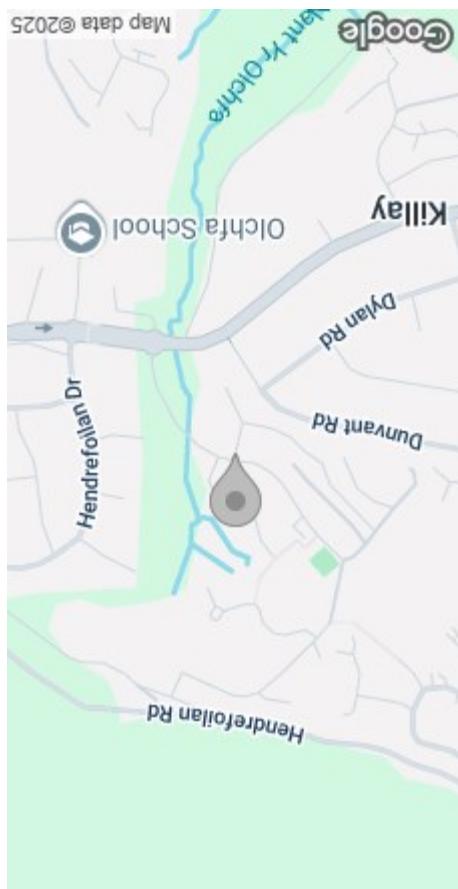


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

As is, buyer accepts all risks and responsibilities shown have not been tested and no guarantee is given. Prospective purchasers, their agents, surveyors and solicitors should be satisfied as to the condition of the property. This plan is for illustrative purposes only and should be used as such by any omission or mis-statement. This plan is for illustrative purposes only and no responsibility is taken for any errors, omissions, omissions, omissions and any other losses are approximate and no responsibility is taken for any errors, omissions, omissions and any other losses.

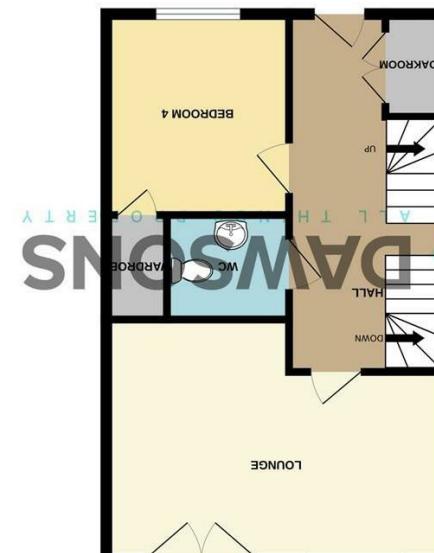
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



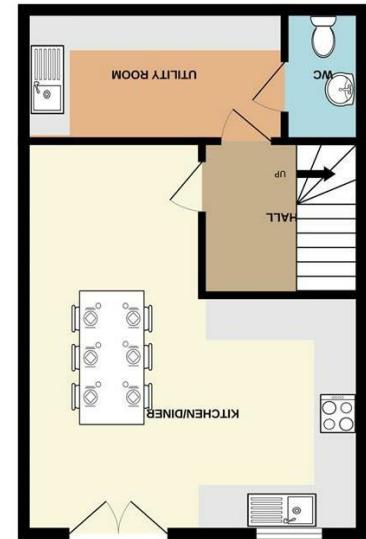
AREA MAP



1ST FLOOR



GROUND FLOOR



BASMENT

FLOOR PLAN



44 Ffordd Picton Tuberville

Sketty, Swansea, SA2 7RG

Asking Price £369,500



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 Hendrefolian 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 GROUND 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.