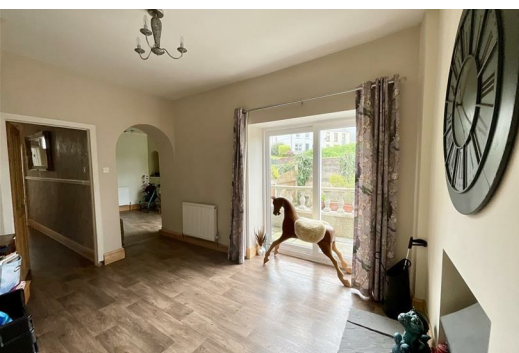




22 Heol Y Parc, Hendy, Pontarddulais SA4 0XE
£210,000

Located in Heol Y Parc in Hendy, Swansea, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home. This home benefits from local amenities and excellent transport links, making it an ideal choice for those commuting to Swansea or the surrounding areas. The community spirit in Hendy is palpable, with parks and recreational facilities nearby, perfect for families and outdoor enthusiasts. This semi-detached house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home offers a wonderful blend of comfort and practicality. Do not miss the chance to view this charming residence. Energy Rating - D, Council Tax Band - C, Tenure - Freehold



Ground Floor

Entrance

Access via uPVC entrance door leading into:

Vestibule

Coved and smooth ceiling, radiator, half glazed interior door leading into:

Entrance Hallway

Smooth ceiling, smoke detector, dado rail, stairs to first floor, radiator, under stairs storage cupboard, laminate effect floor.

Sitting Room 10'6 x 10'2 approx (3.20m x 3.10m approx)

Coved and smooth ceiling, laminate effect floor, radiator, uPVC double glazed window to front.

Lounge 12'9 x 10'9 approx (3.89m x 3.28m approx)

Coved and smooth ceiling, radiator, laminate effect floor, two wall lights, uPVC double glazed entrance door to rear garden.

Dining Room 12'8 x 11'2 approx (3.86m x 3.40m approx)

Smooth ceiling, laminate effect floor, uPVC double glazed sliding doors to side, multi fuel fire set on slate hearth.

Kitchen 10'4 x 13'9 approx (3.15m x 4.19m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, space for range cooker, vertical radiator, one and half ceramic sink with mixer tap, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled floor, uPVC double glazed windows to side and rear, stable style door leading into:

Porch

uPVC double windows, uPVC double glazed entrance door to rear garden, tiled floor.

First Floor

Landing

Split landing, access to loft space, storage cupboard with hanging rail.

Bedroom One 15'8 x 10'1 approx (4.78m x 3.07m approx)

Coved ceiling, radiator, two uPVC double glazed windows to front.

Bedroom Two 9'6 x 10'9 approx (2.90m x 3.28m approx)

Coved ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 9'9 x 7'9 approx (2.97m x 2.36m approx)

Coved ceiling, cupboard housing wall mounted boiler, radiator, uPVC double glazed window to side.

Shower Room 5'5 x 6'7 approx (1.65m x 2.01m approx)

A three piece suite comprising of wash hand basin, shower in separate shower enclosure, low level W.C., tiled walls, coved ceiling, laminate effect floor, uPVC double glazed window to side, wall mounted towel heater

External

The front of the property is laid with attractive gravelled stones with side driveway which provides off road parking leads to a good size rear garden. The side of the property is paved which leads to a the rear garden and gravelled area where there is a summer house, this leads to a good size lawned area with two storage sheds.

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is C

Property Disclaimer



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
622 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2025