



## 47 Hendrefoilan Road, Swansea, SA2 9LT

**£550,000**

Set across three beautifully arranged levels, this substantial 4/5 bedroom home offers exceptional flexibility and scale, ideal for modern family living, multi-generational arrangements or independent guest accommodation. Impeccably presented throughout, the property combines elegant reception spaces with two contemporary kitchens and direct access to a private, south-facing garden, all within one of Sketty's most desirable residential addresses. The accommodation is thoughtfully configured to provide both cohesion and independence where required. The main living areas offer generous proportions and excellent natural light, creating a comfortable and welcoming environment for everyday living and entertaining. The lower ground floor forms a highly versatile element of the home, capable of functioning as integrated yet independent accommodation. With its own kitchen facilities, reception space, driveway and direct garden access, it is well suited to extended family living, guest use, home working or potential income generation, subject to individual requirements.

Across the upper levels, the principal bedrooms are well proportioned and served by modern bathroom facilities, with additional rooms offering flexibility for use as further bedrooms, dressing rooms or home offices. The overall layout allows the property to adapt easily as needs change over time. Externally, the property enjoys a private, south-facing garden providing a pleasant and secluded outdoor space, while the surrounding area offers convenient access to local amenities, schools and transport links. Sketty remains one of Swansea's most consistently sought-after residential locations, valued for its balance of community feel, green space and accessibility. This is a substantial and adaptable home offering a rare combination of space, parking, presentation and versatility in a prime setting.

### **Hallway**

13'9" x 6'10" (4.20 x 2.10)

Entrance hallway comprising LVT flooring, pvcu front door & windows, radiator and recessed spotlights.

### **Bedroom One**

12'2" x 11'6" (3.71 x 3.52)

Beautifully appointed main bedroom with fitted wardrobes, pvcu bay windows, radiator and bespoke fitted wardrobes & units in a luxurious taupe grey.

### **Bedroom Two**

11'5" x 9'1" (3.49 x 2.77)

Second double bedroom comprising fitted carpet, radiator and pvcu bay windows to the front.

### **Reception Room One**

20'5" x 11'5" (6.24 x 3.49)

Substantial living/dining room with pvcu windows & blinds to the rear garden aspect, laminate flooring, elegant coving and door through to the balcony. A contemporary waist-height wall subtly separates the lounge from the kitchen, defining each space whilst maintaining an open, sociable feel.

### **Kitchen One**

10'7" x 10'6" (3.25 x 3.22)

Equipped with a range of cream gloss units, laminate worktops, a gas hob, oven and integral fridge. Light floods through PVCu windows, while a half-height wall opens to the lounge, creating a connected, sociable space, a further door leads through to the utility room for everyday convenience. Functional yet stylish, the layout is ideal for modern family life, effortless entertaining and meets the demands of daily life with ease.

### **Utility Room One**

9'6" x 6'3" (2.90 x 1.91)

Separate utility room with tiled flooring, pvcu windows, boiler, integral freezer and a range of wall & base units. Space for an undercounter appliance - pvcu windows to the rear aspect.

### **Bathroom**

9'7"x.7'8" (2.93x.2.34)

Spacious ground floor bathroom with pvcu windows, radiator, double walk-in shower, sink storage unit, led mirror and wc.

### **Bedroom Three**

16'3" x 10'5" (4.97 x 3.19)

Top floor bedroom with vaulted ceiling, walk-in closet, eaves cupboards, dual Velux windows with partial sea views, radiator and door to the en-suite bathroom.

### **En-Suite**

6'11" x 5'0" (2.11 x 1.54)

Comprising pvcu windows & shutters, enclosed shower, sink/storage unit and wc.

### **Kitchen Two**

20'3" x 7'1" (6.18 x 2.18)

A second, stunning kitchen on the lower ground floor features a range of grey gloss units paired with contrasting black laminate worktops and a stainless steel sink. Striking emerald green metro tiling add character and modern flair, while integrated appliances include a dishwasher, double oven, electric hob and space for an American-style fridge freezer. PVCu windows and patio doors flood the space with natural light and provide direct access to the garden. Part of the lower ground floor, this kitchen forms the heart of an integral yet versatile annexe, perfectly suited for independent living, guest accommodation, an office suite or multi-generational use.

### **Utility Room Two**

10'2" x 7'6" (3.11 x 2.29)

Second on-trend utility room, forming part of the lower ground floor. Ambient low level led lighting adds visual interest whilst a range of wall & base units, worktop with space for two appliances & a stainless steel sink provide functionality for chores & valuable extra storage.

### **Reception Room Two**

17'4" x 10'7" (5.30 x 3.25)

Second substantial reception room, located on the lower ground floor, comprising fitted carpet, radiator and pvcu patio doors to the garden.

### **Bedroom Four**

15'10" x 11'4" (4.84 x 3.46)

Fourth substantial double bedroom featuring fitted carpet, radiator, recessed spotlights and pvcu patio doors to the garden.

### **Bathroom Two**

7'10" x 6'2" (2.41 x 1.89)

Equipped with a double shower, sink/storage unit, radiator and wc.

**Lower Hallway**

10'6" x 2'6" (3.22 x 0.77)

Lower ground floor hallway comprising fitted carpet & designer lighting, linking up the kitchen & living area and the bedroom wing, comprising a further walk-in dressing room (2.92x2.46) with a range of open wardrobes & shelving.

**External & Location**

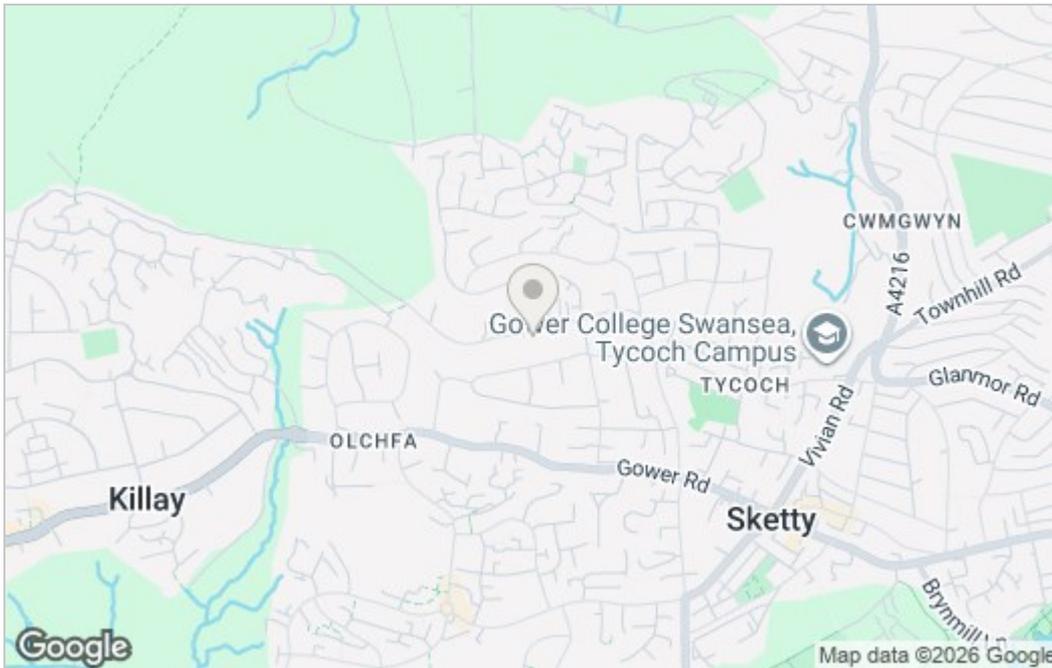
The property is approached via a modern paved driveway with space for two vehicles, while pedestrian access leads down steps to the front entrance, framed by luscious colourful borders and slate tiling, creating a welcoming and stylish arrival. To the left, a long gated driveway leads to the main south-facing rear garden, thoughtfully landscaped with patio & lawned areas and mature trees that provide both privacy & visual interest. Accessible from the lower ground floor living room, kitchen and bedroom, the garden offers flexible independent access, making this level ideal for multi-generational living, home working, or as a self-contained, income-generating annexe, while remaining a perfect space for children, pets, or gardening enthusiasts.

Set within one of Sketty's most desirable and established addresses, the property offers a rare combination of privacy, convenience and lifestyle appeal. Renowned for its leafy streets and high-demand housing, Sketty is prized for excellent schools, including Olchfa School and Sketty Primary, making it perfect for families seeking both quality education and community. Just moments away, a wealth of local amenities, shops, cafes and leisure facilities ensure everyday ease, while the stunning Gower Peninsula and nearby beaches offer endless opportunities for outdoor living, from coastal walks to sun-soaked weekends. Whether enjoying the vibrant local scene, exploring the coast, or simply relaxing in the tranquil surroundings, this location balances everyday convenience with long-term lifestyle appeal, making it one of Swansea's most sought-after neighbourhoods.

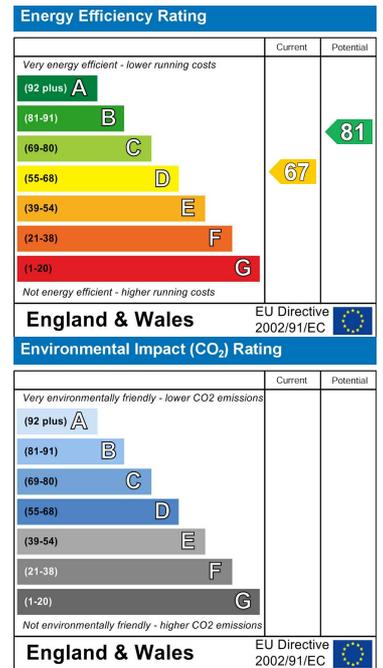
# Floor Plan



# Area Map



# Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

**Unit 4, 270 Cockett Road, Swansea, SA2 0FN**  
**T: 01792 465822 E: info@smithslettings.com**

