



69 Ffordd Yr Olchfa
Sketty, Swansea, SA2 7RE
Offers Over £350,000



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LUXURY UPGRADED TOWNHOUSE, built by Five Star Rated Developers, St. Modwen in Hendrefoilan Park. This incredible home has been finished to an exceptionally high standard and has been lovingly UPGRADED with the addition of DELUXE LVT FLOORING, CONTEMPORARY LIGHT FIXTURES, FULLY INTEGRATED AEG KITCHEN APPLIANCES and Hive smart heating. The property comprises a large integral garage, hallway, WC and utility room on the ground floor. The living room & beautifully crafted kitchen/dining room featuring patio doors to the sit-out balcony occupy the first floor. The family bathroom, three bedrooms and en-suite are located on the 2nd floor.

This beautifully presented home is showhome condition! A further bonus is the outdoor space which has been landscaped and immaculately finished with patio paving & artificial turf. A bespoke seating area complements the modern & clean aesthetics. With contemporary slatted panels flanking the garden, creating a stunning, all weather area, perfect for relaxing/dining outdoors and for children & animals to play & explore. Call to view this superb, upscale home now!

Hallway

20'7" x 6'4" (6.29 x 1.94)

WC

5'9" x 3'7" (1.76 x 1.11)

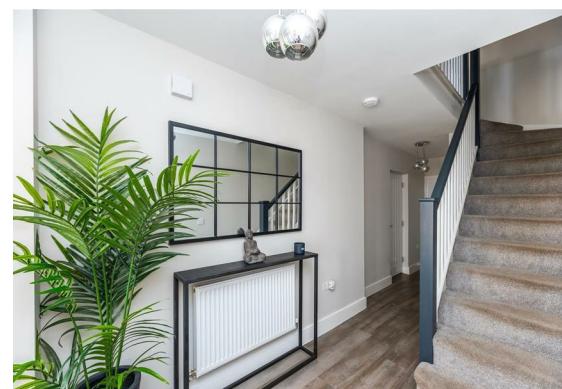
Utility Room

9'1" x 6'11" (2.79 x 2.12)

Garage

19'7" x 10'0" (5.97 x 3.05)





Landing
12'3" x 3'3" (3.74 x 1.00)

WC
6'9" x 4'3" (2.06 x 1.31)

Living Room
17'7" x 12'9" (5.37 x 3.91)

Kitchen/Dining Room
16'10" x 10'5" (5.15 x 3.19)

Upper Landing
6'10" x 6'8" (2.09 x 2.05)

Bedroom One
12'10" x 11'7" (3.93 x 3.54)

En-Suite Bathroom
6'9" x 6'0" (2.08 x 1.83)

Bathroom
9'4" x 6'3" (2.85 x 1.92)

Bedroom Two
10'8" x 9'8" (3.27 x 2.96)

Bedroom Three
9'8" x 6'5" (2.96 x 1.97)

External



Floor Plan



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

