



78a Hendrefoilan Road
Sketty, Swansea, SA2 9LU
Offers Over £850,000



SMITHS

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'A House of Light' by Hyde + Hyde Architects located in SKETTY. An incredible eco-friendly BESPOKE TWO-STOREY MASTERPIECE that seamlessly blends modern aesthetics with sustainable features. The open plan layout provides three distinct, yet cohesive living spaces, with a dual aspect fireplace as a focal point and a luxury kitchen with Corian surfaces & fully integrated appliances. Featuring floor to ceiling windows, a 14M long skylight and clerestorey windows, all of which flood the interior with natural light and create eye-catching sequences of reflecting light. Ceiling heights of an incredible 2.4M and 3.0M invoke a sense of openness & amplify spatial perception. A balcony extends from the upper level, offering sea views and a perfect spot for outdoor relaxation. Dual reflection pools enhance the home's serene atmosphere, mirroring the sky & adding a tranquil element to the exterior design. A rainwater pond integrates sustainable water management, emphasizing the home's eco-friendly ethos & connection to nature.

The property also features three spacious bedrooms, an en-suite, bathroom, WC, a home cinema, workshop, utility and a separate plant room (with controls for the heating & solar, along with 5.8kwh battery storage). Ideal for families of all ages and with fantastic scope for entertaining and larger gatherings. The use of concrete walls and ceilings provides a striking contrast to the warmth of cedarwood detailing, adding texture and depth to the interior. Each space is thoughtfully designed to maximize comfort and functionality while maintaining an eco-conscious approach. Call to view this breathtaking luxury home now!

Living Room

22'1" x 14'7" (6.74 x 4.45)

A stunning contemporary living room with sleek tiled flooring which contrasts beautifully with the warm tones of the walnut dividing fins & central dual aspect fireplace with gas fire. Floor to ceiling windows with automated blinds flood the space with natural light and offer breathtaking views of the outdoors. Carefully chosen furniture & soft furnishing enhance the room's elegance without distracting from the expansive vistas. Open to the dining room.

Study

11'3" x 8'3" (3.45 x 2.53)

A modern home office with tiled flooring and expansive windows offering serene views of the rainwater pond. Featuring space for an ergonomic chair & a large desk, natural light brightens the room whilst the tranquil pond adds a calming, natural backdrop, enhancing focus and creativity.





Dining Room

16'8" x 15'6" (5.10 x 4.74)

Elegant dining room featuring the dual aspect fireplace as its focal point, radiating warmth & charm. A bespoke 14M long skylight overhead & sliding patio doors lead to the balcony invite natural light into the area & far reaching sea views towards Mumbles and The Bristol Channel compliment the minimalist design. Above, clerestory windows cast beautiful light patterns across the tiled floor with the space flowing seamlessly into the adjacent kitchen, enhancing the room's open & expansive feel.

Kitchen

16'0" x 10'3" (4.90 x 3.14)

This high-end contemporary kitchen features expansive windows offering serene views of the garden & rainwater pond. Sleek Corian surfaces and an oversized island with hidden drawers create a modern, streamlined aesthetic. Integrated appliances include a dishwasher, oven, steam oven, microwave, warming drawer and Neff coffee machine. A 5-burner hob with a hidden Caple extractor and pop-up socket add functionality. And the walnut-clad feature wall adds warmth and texture, while triple pendant lights gracefully illuminate the island, blending style and practicality in this open, light-filled space. Further door to the rear garden and utility room.



Utility Room

7'4" x 5'5" (2.26 x 1.66)

Separate utility room enhancing functionality by keeping cleaning supplies and extra appliances out of the main living areas. Featuring tiled flooring, double glazed windows and with space for several appliances. Reducing clutter and maintaining kitchen's sleekness, contributing to a cleaner, more streamlined living environment.

WC

5'4" x 4'11" (1.65 x 1.50)

Comprising tiled flooring, sink/storage unit, mirrored bathroom cabinet & WC.

Bedroom One

18'3" x 12'7" (5.58 x 3.84)

Incredible main bedroom blending natural and industrial elements. Comprising fitted carpet, underfloor heating and a walnut-clad ceiling that adds warmth & texture, contrasting with the raw elegance of the exposed concrete walls. Large windows and a glass door lead to the balcony, offering stunning sea views and filling the room with natural light. The spacious layout and minimalist decor emphasize the calming connection to nature, with the ocean as a tranquil backdrop to the cozy, contemporary design. Open to the en-suite bathroom.

En-Suite Bathroom

10'8" x 9'0" (3.26 x 2.76)

Deluxe fully tiled en-suite with epoxy resin floor, walk-in shower with waterfall head, bath, sink/storage unit, led mirror and double glazed window.

Ground Floor Hallway

33'9" x 14'7" widest (10.30 x 4.47 widest)

Ground floor hallway, with open staircase in warm oak, with exposed concrete walls. The rugged texture of the concrete creates an on-trend industrial feel, whilst carpet underfoot provides warmth and soft wall lighting illuminates the space and highlights the architectural details. A versatile layout with endless possibilities, external access and also access to bedrooms 2-3, the family bathroom, plant room, cinema room & workshop.

Bedroom Two

13'0" x 10'9" (3.98 x 3.28)

Contemporary double bedroom featuring soft carpeting & underfloor heating for warmth and comfort, complemented by large windows that bring in natural light and an external door for convenient outdoor access. The exposed concrete walls and ceiling add an industrial touch and sliding blinds provide privacy.

Bathroom

10'8" x 9'0" (3.26 x 2.76)

Beautifully appointed family bathroom with epoxy resin floor, tiled walls, exposed concrete ceiling, open shower, with glazed panels and waterfall head, sink/storage unit, led mirror and WC.

Bedroom Three

12'11" x 10'8" (3.96 x 3.27)

Third minimalist double bedroom featuring soft carpeting & underfloor heating for warmth & comfort, sliding blinds and floor to ceiling windows that bring in natural light. There is an external door for convenient outdoor access and exposed concrete walls & ceiling add an industrial touch.

Cinema Room

14'9" x 11'1" widest (4.51 x 3.40 widest)

Let the fun begin! A dedicated space for movie night, games and binge-watching sessions! A fun, relaxed setting that children of all ages and adults will love. Without realising it, you'll be creating cherished family memories and be the envy of your friends! Installed with wall lights, carpet and concrete walls & ceiling. The concrete provides not just a stunning minimalist aesthetic, but also provides excellent sound insulation, creating an immersive audio experience by minimizing external noise and preventing sound leakage. This enhances the enjoyment of movies and music without disturbing other areas of the house.

Workshop

20'5" x 8'1" (6.23 x 2.47)

Located off the hallway, the workshop provides valuable storage space and has windows & patio doors to the carport area. A very versatile space with endless possibilities.



Plant Room

12'8" x 7'6" (3.88 x 2.31)

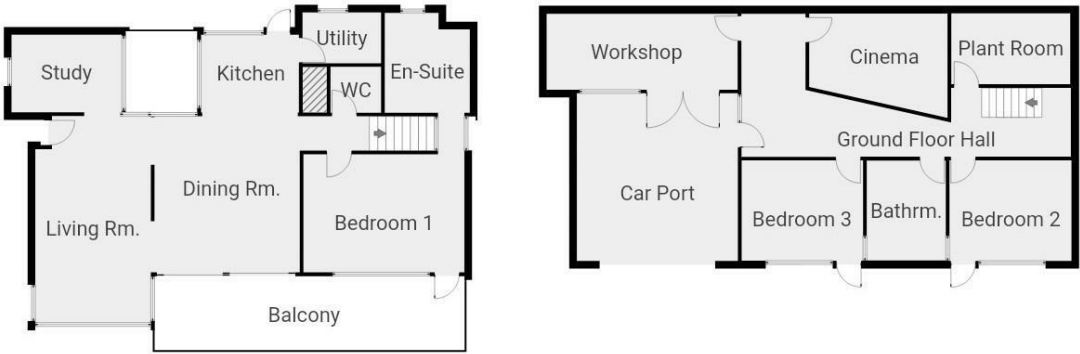
The nucleus of this sophisticated eco-home is the plant room. Here the sunlight collected from the rooftop solar panels is converted into energy for the high efficiency underfloor heating & hot water system. Installed with resin floor, consumer unit, the solar power controller, 5.8kwh battery storage, gas boiler & hot water storage tank, plumbing points for the washing machine, & tumble dryer, controls for the ground floor underfloor heating and base units with work surface. There is also a solar boost to heat the water.

External & Location

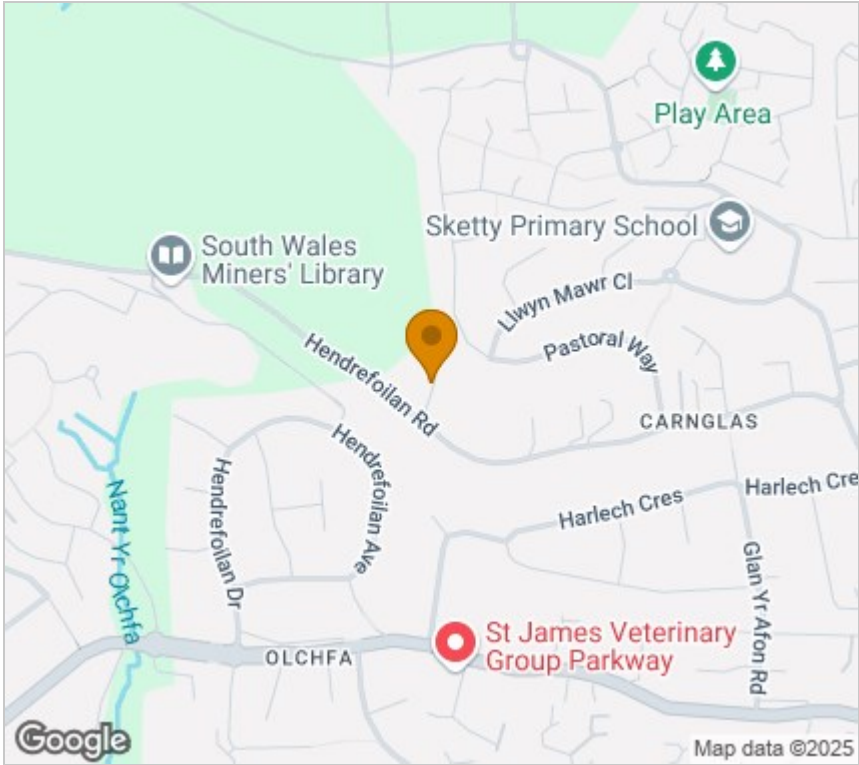
This modern architectural gem features a sweeping driveway leading to a dual carport equipped with an EV charger. The home is designed for sustainability, with a south-facing rear garden and a courtyard with a rainwater pond. The house is powered by solar panels, harnessing renewable energy to reduce its environmental footprint. Large windows throughout the home and the front aspect balcony provide stunning sea views, creating a seamless connection between the interior and the natural surroundings with its array of colourful trees & plants. Thoughtfully positioned, the home takes full advantage of the uninterrupted vistas and the sunlight for energy efficiency.

Living in Sketty offers families of all ages a range of benefits, including access to excellent schools, close proximity to natural & green spaces like Singleton Park & the seafront promenade and a strong sense of community. It provides convenient amenities, such as shops, restaurants & healthcare facilities, whilst also being near the coast, making it an ideal location for both outdoor activities and city conveniences. Its family-friendly atmosphere, combined with easy access to the city center and the M4 for commuters makes Sketty a desirable and well-rounded area for families.

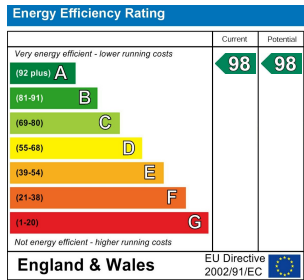
Floor Plan



Area Map



Energy Efficiency Graph



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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