



8 Hartfield Close, Sketty, Swansea, West Glamorgan SA2 7NH

Offers invited in the region of £400,000 For Sale

Property Features

- Detached 4 bedroom centrally heated chalet style house
- In need of some updating and modernisation
- Mature hedge boundary to front and side boundary
- On a good sized corner plot
- Raised garden roundabout with driveway surround. Ample parking
- Patio/Gardens. Single car garage

Property Summary

In our opinion a very attractively positioned detached four bedroomed centrally heated chalet style house located on a large corner plot with mature well maintained hedging to front and side boundary. Central raised garden roundabout providing ample turning parking areas, single car garage. The house does require some updating and modernisation.



Full Details

Description

In our opinion a very attractively positioned detached four bedroomed centrally heated chalet style house located on a large corner plot with mature well maintained hedging to front and side boundary. Approached off Hendrefoilan Drive onto owned driveway with central raised garden roundabout providing ample turning parking areas, single car garage. Further enclosed patio and garden and open Cotswold stoned area fronting onto Hartfield Close. The house does require some updating and modernisation.

Situation

In the popular residential area of Hendrefoilan in close proximity to Olchfa School, with Sketty and Killay shopping areas being a short distance away. About 3 miles for the Swansea City Centre.

The Accommodation

Gas fired central heating system (Not Tested)
Double lead effect glazed windows

Ground Floor

Entrance Porch

Door to: -

Hallway

Fitted radiator. Built in storage cupboard stairs to first floor

Bathroom

Approx. 2.09m x 2.33m (6' 10" x 7' 8") Walk in bath, W.C., integral vanity unit with mirror attachment and overhead spotlights. Fully tiled, wall mounted mirror

Dining Room

Approx. 2.66m x 3.89m (8' 9" x 12' 9") Double glazed door to side patio and garden. Radiator

Sitting Room

Approx. 3.89m x 3.35m (12' 9" x 11' 0") Overlooking side garden. Radiator





Main Lounge

Approx. 3.33m x 5.89m (10' 11" x 19' 4") Accessed via stairs with step down.

Feature brick fireplace (Not Tested), pine wood panelled clad wall. Bay window to side elevation. Two radiators

Kitchen

Approx. 3.39m x 3.99m (11' 1" x 13' 1") Fitted base and wall units. Single drainer sink unit. Overhead extractor fan (cooker not included). Baxi wall mounted central heated boiler. Further fitted shelving and china glass fronted cabinet. Plumbed for washing machine. Cupboard under stairs. Part tiled

Door to: -



Breakfast Room

2.49m x 2.78m (8' 2" x 9' 1") With radiator. Recess shelving and Dado rail. Beamed ceiling

Stairs from hall to: -

first floor

Landing

Built in storage cupboard with sliding door

Bedroom No. 1

Approx. 4.13m (max) x 4.24m (13' 7" x 13' 11") Double aspect to front and side. Radiator. Headboard with fitted drawer unit. Storage to eaves. Wall mounted mirror

Bedroom No. 2

Approx. 2.38m x 2.83m (7' 10" x 9' 3") Fitted radiator. Door to eaves storage overlooking front garden

Bedroom No. 3

Approx. 2.43m x 2.60m (8' 0" x 8' 6") Side aspect. Radiator

Bedroom No. 4

Approx. 2.38m x 4.02m (7' 10" x 13' 2") With built in cupboard. Radiator





Outside

A good sized corner plot with raised roundabout to front consisting of lawned and shrub area, ample parking and turning area surrounding.

Single Car Garage

With W.C. and store to rear accessed from the garden.

Enclosed Patio and Garden

To rear of garage with sectional garden shed, greenhouse and timber garden store. Cotswold stoned area to side fronting Hartfield Close.

Energy Performance

Grade C

Council Tax

City & County of Swansea - Band F - Approximately £3059.74 2025/2026

Tenure

Freehold with vacant possession on completion. Land Registry Title No. WA148326

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

Services

Mains water, gas, electricity and drainage. None of the services have been inspected or tested.

Viewing

Strictly by appointment with the sole agents.



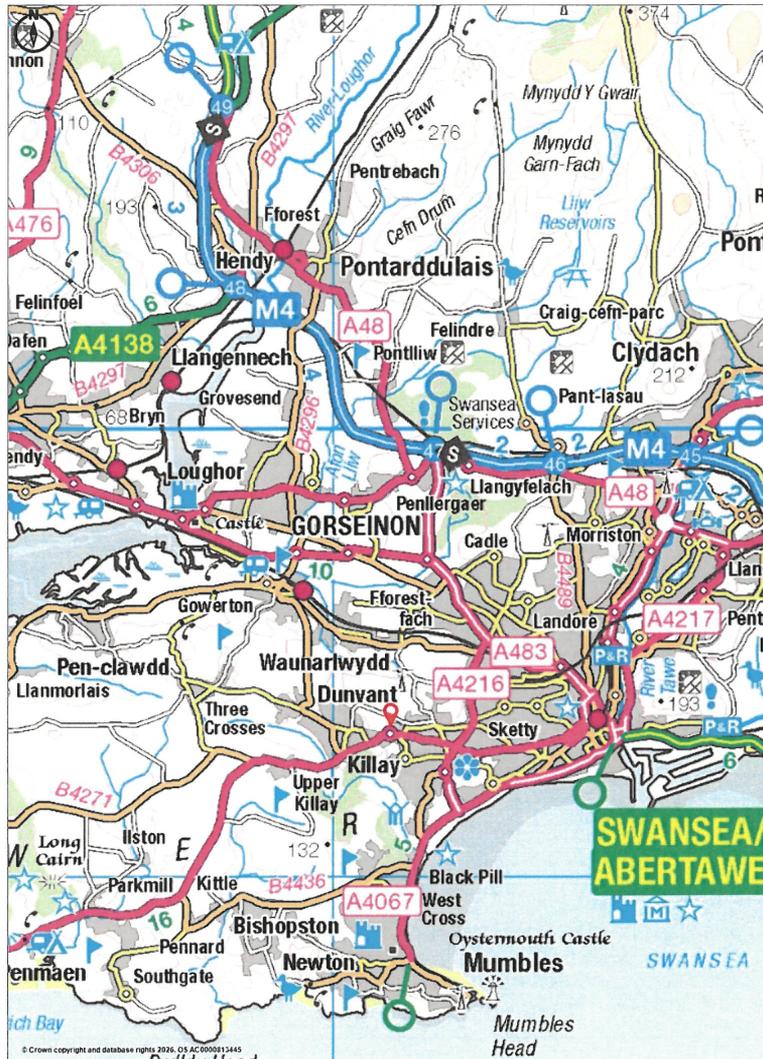
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

CHARTERED SURVEYORS, LAND & ESTATE AGENTS

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 148326	
ORDNANCE SURVEY PLAN REFERENCE	SS 6193	SECTION J	Scale 1/1250
COUNTY WEST GLAMORGAN		DISTRICT SWANSEA	
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