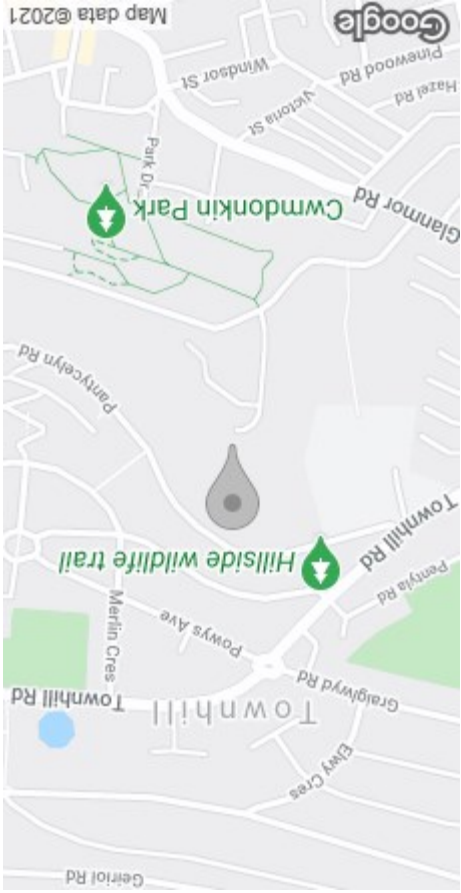


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Energy Efficiency Class	Energy Efficiency Score
A	Very good - lower energy costs	92-100
B	Good	81-91
C	Fair	69-80
D	Below average	55-68
E	Below average	45-54
F	Below average	35-44
G	Very poor - higher energy costs	1-34

EPC



AREA MAP



FLOOR PLAN



57 Notts Gardens
 Uplands, Swansea, SA2 0RU
Asking Price £365,000



GENERAL INFORMATION

An opportunity to acquire a three story property set in popular close to Cwmdonkin Park and convenient location. The property comprises hallway and bedroom to the ground floor. To the first floor there is a lounge with archway to dining room, office/bedroom 2, cloakroom, office and kitchen/breakfast room. To the second floor you have the master bedroom, family bathroom and a further bedroom. Benefits include: uPVC double glazing, gas central heating, balcony offering sea views. Additional benefits include parking for several cars to the front, tiered garden to rear with decking area offering beautiful views. Viewing highly recommended. EPC-TBC

FULL DESCRIPTION

Porch

uPVC double glazed with door to side,

Entrance

Enter via uPVC double glazed door into:

Hallway

Storage cupboard, radiator, stairs to first floor.

Bedroom

12'10" x 8'5" (3.93m x 2.57m)

uPVC double glazed window to front, Storage cupboard, laminate flooring.

First Floor

Landing

Stairs to second floor, spot lighting, laminate flooring.

Lounge

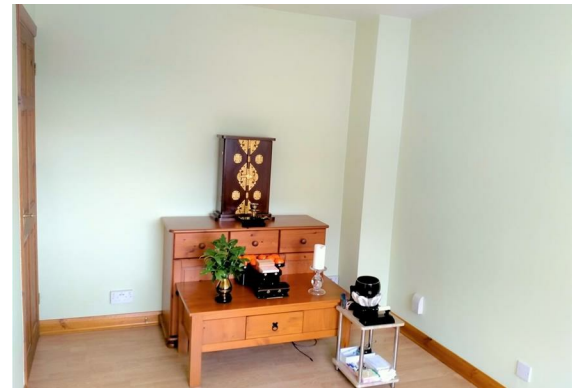
17'7" x 11'8" (5.38m x 3.57m)

uPVC double glazed sliding door and window to front leading to balcony with sea views, feature fireplace with gas fire, dado rail, radiator, laminate flooring, archway to:

Dining Room

12'3" x 8'11" (3.74m x 2.72m)

uPVC double glazed window to rear, radiator, laminate flooring.



Office/Bedroom 2

11'10" x 8'6" (3.63m x 2.61m)

uPVC double glazed window to front with sea views, walk in storage cupboard, lighting raft with spot lighting, radiator, laminate flooring.

Cloakroom

Two piece suite comprising low level w.c, pedestal wash hand basin, radiator, uPVC double glazed window to side.

Kitchen/Breakfast Room

14'9" x 10'10" (4.50m x 3.31)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, chimney style extractor hood, plumbed for washing machine, space for dish washer and fridge/freezer, breakfast bar, coved ceiling, part tiled walls, spot lighting, uPVC double glazed window to rear, uPVC double glazed external door to rear.

Second Floor

Half Landing

uPVC double glazed window to side.

Landing

Attic hatch, storage cupboard, spot lighting, laminate flooring.

Master Bedroom

13'8" x 9'4" (4.17m x 2.86)

uPVC double glazed window to with sea views, storage cupboard, eaves storage, radiator, laminate flooring.

Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, fully tiled walls, spot lighting, radiator, uPVC double glazed window to side.

Bedroom

12'11" x 11'5" (3.94m x 3.50)

uPVC double glazed window to rear, built in wardrobes, walk in storage, radiator.

External

Front

Parking for several cars, pathway leading to side step and gate leading to rear.

Rear

Extensive tiered garden with patio area, lawn area, large decking on several tiers offering beautiful views, side planting areas.

Tenure

Leasehold - Vendor in the process of buying the freehold.

