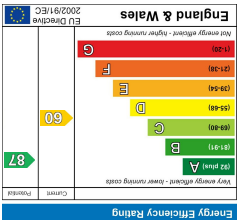


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

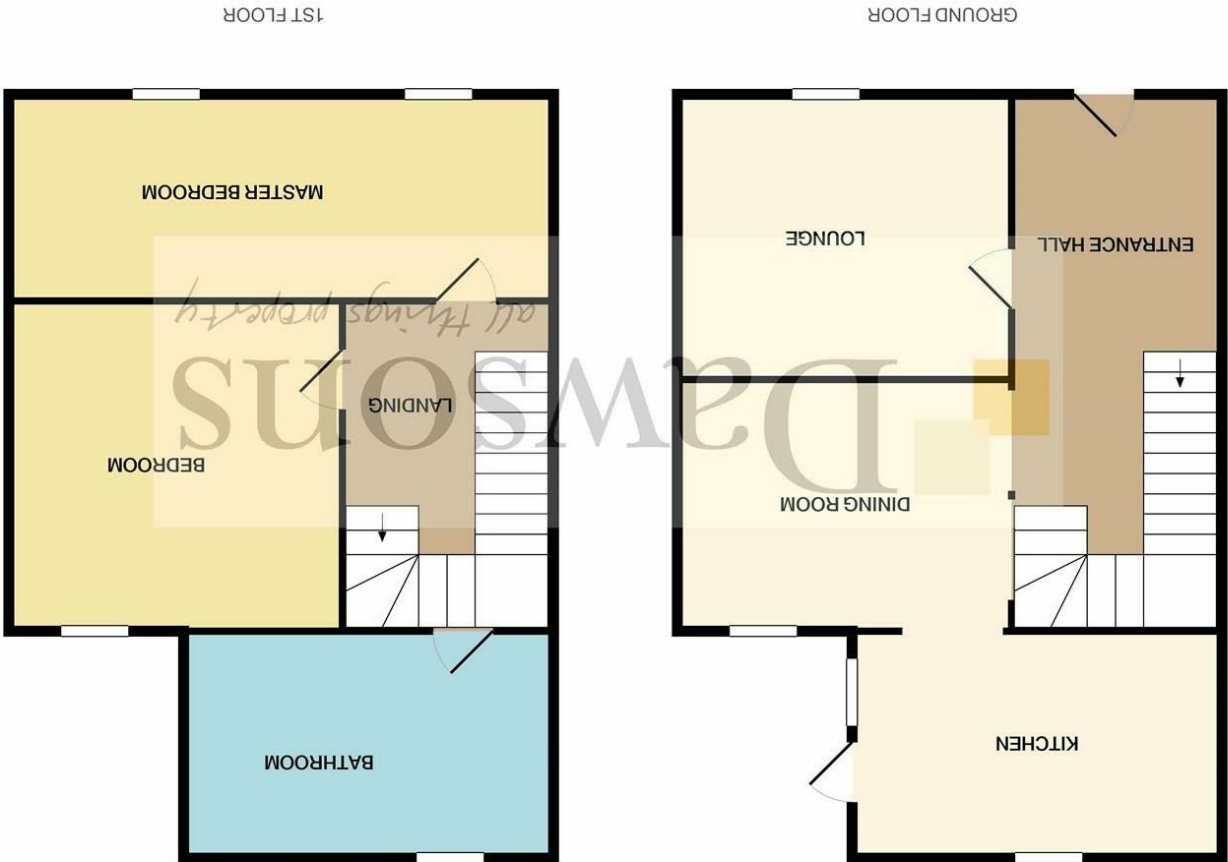
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hectopix ©2021



EPC



AREA MAP



19 Edgware Road
Uplands, Swansea, SA2 0NA
Asking Price £169,950

2 1 2 D

GENERAL INFORMATION

Spacious traditional mid terrace property situated in a fantastic location of Uplands offering convenient access to the vibrant Sketty and Uplands Shops and amenities. The property comprises open plan entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor there are two bedrooms one with partial sea views and family bathroom. Benefits include uPVC double glazing, gas central heating, partial sea views over Swansea bay. Ideally situated with easy access to Singleton Park, Swansea University and Singleton hospital. An ideal first time buy or investment purchase. Viewing is highly recommended to appreciate what this property has to offer. EPC - D.

FULL DESCRIPTION

ENTRANCE

Enter via composite door into:-

OPEN PLAN HALLWAY

Coved ceiling, decorative cobel, radiator, wooden flooring, stairs to first floor.

LOUNGE

10'6" x 10'5" (3.21m x 3.18m)

uPVC double glazed window to front, alcoves, wood burner with wooden surround and slate hearth, radiator, wooden flooring.

DINING ROOM

13'6" x 11'3" (4.12m x 3.44m)

uPVC double glazed window to rear, feature fireplace , two storage cupboards, radiator, wooden flooring.



KITCHEN

9'8" x 8'8" (2.97m x 2.65m)

Fitted with a range of wall and base units, with work surface over, set in stainless steel sink and drainer, cooker point, plumbed for washing machine, wall mounted boiler, radiator, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed glass panelled door to side.

FIRST FLOOR

LANDING

Loft access, wooden flooring.

BEDROOM 1

14'1" x 10'5" (4.30m x 3.19m)

Two uPVC double glazed windows to front, with partial sea views over Swansea Bay, radiator, wooden flooring.

BEDROOM 2

11'3" x 9'2" (3.43m x 2.81m)

uPVC double glazed window to rear, feature fireplace, radiator, wooden flooring.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c., pedestal wash hand basin, splash back tiles, storage cupboard, radiator, UPVC double glazed window to rear,.

EXTERNAL

REAR

Enclosed rear garden, laid to lawn, decorative stones and boarded with mature shrubs.

TENURE

FREEHOLD

