



45 Cambridge Street, Uplands, Swansea, SA2 0NB

£162,500

A two bedroom traditional middle terrace property with lovely features including stripped floorboards and fireplaces. To the rear of the property are stunning views of Swansea Bay and Mumbles.

The accommodation comprises to the ground floor; hall, lounge, kitchen and utility area. to the first floor are two double bedrooms and bathroom. There is an attic room with two skylights accessed via a pull down ladder. To the rear is an enclosed courtyard style garden. EPC Rating - E.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door to hall.

Hall

Stripped floorboards, staircase to the first floor, radiator.

Lounge 10'10" x 11'7" (3.29m x 3.53m)



Double glazed window to the front, stripped floorboards, open fireplace with wooden surround, dado rail, coved ceiling, radiator.

Dining Room 11'7" x 6'7" (3.53m x 2.00m)



Double glazed window to utility area, stripped floorboards, tiled fireplace, dado rail, radiator.

Kitchen 9'10" x 8'11" (3.00m x 2.73m)



Fitted wall and base units with worktop over, inset one and half bowl stainless steel sink with drainer and mixer tap, tiled splashbacks. Integrated electric oven and five burner gas hob with extractor hood. Wall mounted gas boiler, plumbed for washing machine and dishwasher. Double glazed window to the rear.

Utility Area 9'10" x 5'9" (3.00m x 1.76m)

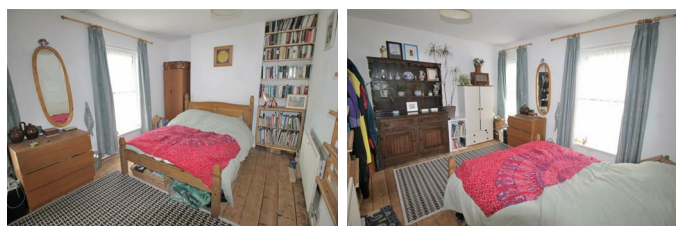
Door to the rear.

First Floor

Landing

Loft access via a pull down ladder.

Bedroom 1 10'10" x 15'1" (3.29m x 4.59m)



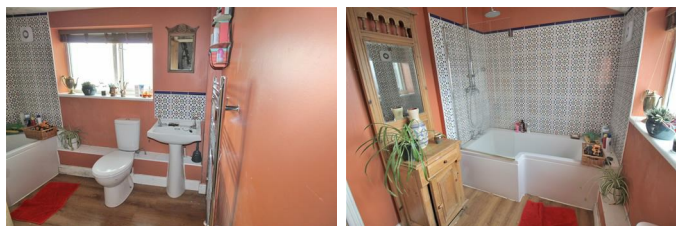
Two double glazed windows to the front, stripped floorboards, radiator.

Bedroom 2 11'0" x 9'3" (3.36m x 2.83m)



Double glazed window to the rear, stripped floorboards, radiator.

Bathroom



A three piece suite comprising; panelled 'P' shaped bath with shower over and screen, low level w/c and pedestal wash hand basin. Double glazed window to the rear, part tiled walls, chrome heated towel rail.

Attic Room



Two skylights.

External



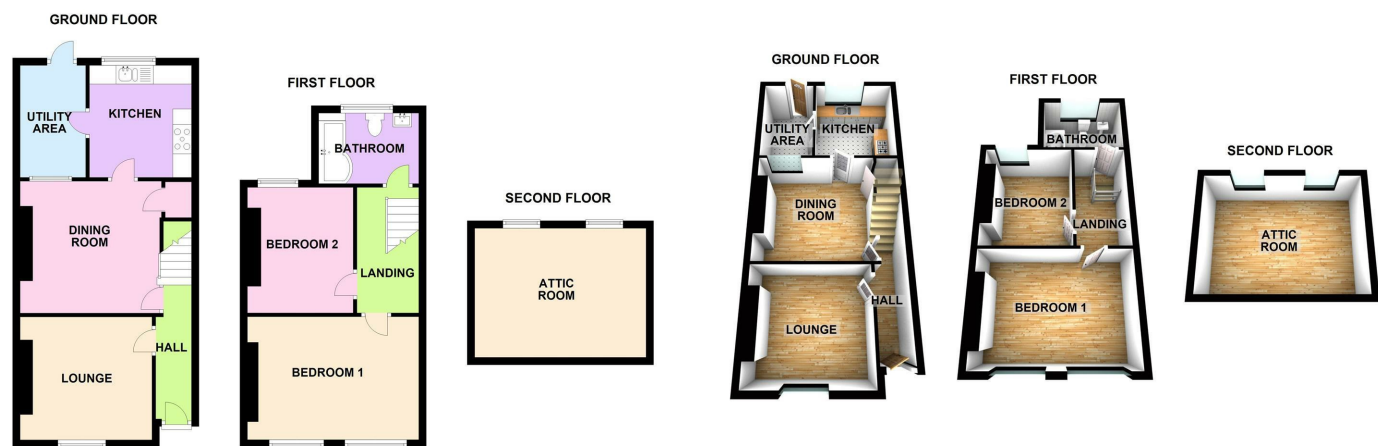
Enclosed rear courtyard style garden.

Views



Views of Swansea Bay.

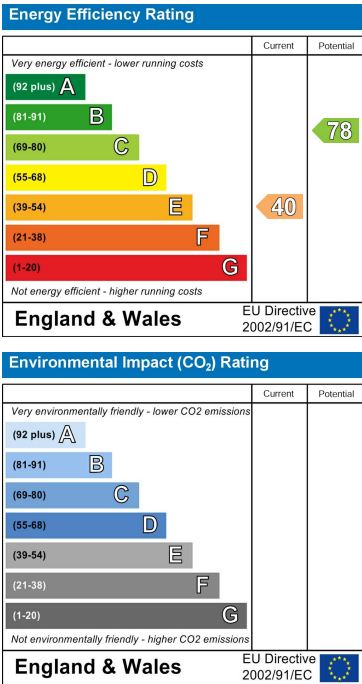
Floor Plan



Area Map



Energy Efficiency Graph



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