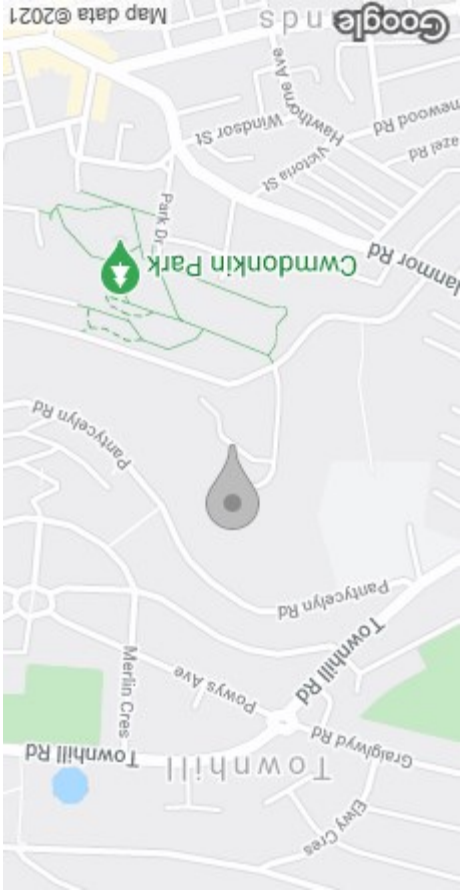


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EPC



AREA MAP



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floorplan ©2021

FLOOR PLAN



59 Notts Gardens
 Uplands, Swansea, SA2 0RU
 Offers Over £200,000

3 2 1 D

GENERAL INFORMATION

We have pleasure in offering for sale a three storey semi detached townhouse in a very popular location with front facing sea views. The property comprises of lounge, modern kitchen/dining room, three bedrooms one with en-suite and modern family bathroom. The property also benefits from full gas central heating and uPVC double glazing. There is a tried rear garden with decking offering views of Swansea bay. Internal viewing is highly recommended. EPC-D.

FULL DESCRIPTION

Entrance

Enter via uPVC double glazed door into:

Hallway

Walk in cupboard housing plumbing for washing machine, tiled floor, stairs to first floor.

Bedroom 1

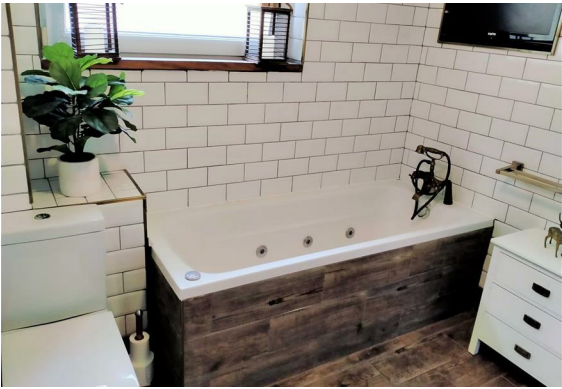
15'0" x 8'6" (4.58m x 2.60m)

uPVC double glazed window to front, two radiators.

En-Suite

Three piece suite comprising shower cubicle, vanity wash hand basin, low level w.c. part tiled walls, tiled flooring, uPVC double glazed window to front.

First Floor



Landing

uPVC double glazed window to side.

Lounge

17'0" x 11'4" (5.19m x 3.46m)

uPVC double glazed window and sliding door to front with sea views, coved ceiling, radiator, wood flooring, stairs to second floor.

Kitchen/Dining Room

19'1" x 11'4" (5.84m x 3.46m)

Fitted with modern wall and base units with complimentary work surface over, set in Granite sink and drainer with mixer tap, four ring induction hob with built under electric oven, extractor fan, plumbing for dish washer, space for fridge/freezer, breakfast bar, splash back tiles, coved ceiling, spot lighting, radiator, wood flooring, uPVC double glazed window to rear, uPVC double glazed patio doors to rear leading to garden.

Second Floor

Landing

uPVC double glazed window to side, radiator.

Master Bedroom

14'7" x 9'1" (4.47m x 2.77m)

uPVC double glazed window to front with sea views, coved ceiling, radiator, opening to:

Dressing Room

10'9" x 7'3" (3.28m x 2.23m)

uPVC double glazed window to front with sea views, storage cupboard housing wall mounted combination boiler, radiator.

Bedroom 3

11'10" x 8'3" (3.61m x 2.52m)

uPVC double glazed window to rear, coved ceiling, radiator.

Bathroom

Four piece modern suite comprising Jacuzzi bath with hand held shower, shower cubicle, low level w.c. wall mounted wash hand basin, wall inset t.v. fully tiled walls, heated towel rail and radiator, uPVC double glazed window to rear.

External

Front

Off road parking.

Rear

Tiered enclosed garden with lawn area, shed, good size decking area offering beautiful sea views.

Tenure

Freehold.