



7 Uplands, Gowerton, Swansea, SA4 3ET
£179,950

A superb opportunity to acquire this traditional character semi detached dwelling which is located in a very popular residential area enjoying a pleasant street screen. Internally the property has undergone a programme of refurbishment over the years and consequently the home on offer, offers ready to move in living space. The arrangement of accommodation is set over two floors with the ground floor having: Entrance Hallway, front facing Sitting Room with a bay window. Rear L-shaped Lounge/Dining Room with French doors leading out to the pretty garden, country feel kitchen off plus rear Lobby and Shower Room. Off the first floor landing there are 3 bedrooms plus a bathroom. Externally there is generous garden to the rear flooded with various plant and trees including apple and pear trees and cherry blossoms. Single detached garage is to the rear which could also be used as a workshop/hobby room to name but a few. Offered for sale with No Forward Chain and comes highly recommended for internal viewing. Easy access to the local schools, shops, doctors surgery, train station and with great road links to the M4 Motorway and a short drive from the Gower.

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Ground Floor

Entrance Hallway

The property is accessed via an entrance door with stained glass window and matching side panels. Skimmed ceiling. Radiator with radiator cover. Stained and polished floor boards. Carpeted stair case to the right leads up to the first floor landing. Door first left into Sitting Room and door second left into Lounge/Dining Room.

Sitting Room 3.97 x 3.21 plus alcove space (13'0" x 10'6" plus alcove space)

Wooden frame single glazed bay sash window to the front. Skimmed ceiling. Radiator. Feature fire place with a decorative fire basket and alcoves to either side. Stained and polished floor boards.

L-shape Lounge/Dining Room 5.06 max x 3.77 max (16'7" max x 12'4" max)

Wooden frame single glazed sash window to the side. Wooden frame French doors lead out to the rear garden. Skimmed ceiling. Two wall light points. Two radiators. Fire place with wood burner set on a welsh slate raised hearth and alcoves to either side with wall light points. Cupboard housing gas combination central heating boiler, meters, fuse board and wooden frame single glazed obscure to the side. Stained and polished floor boards to the lounge area and tiling to the dining area which follows through to the kitchen, rear porch and shower room. Door to ...

Kitchen 3.34 x 3.03 (10'11" x 9'11")

Fitted with arrangement of matching base units with complementary butcher block effect work surfaces over. Inset ceramic one and a half bowl sink unit and drainer with mixer tap. Space for slot in gas cooker with chrome chimney style extractor fan above. Space for fridge/freezer. Skimmed ceiling with spot lights. Radiator. Wooden frame double glazed windows to either side of this room. Tiled floor. Glass panelled door to ...

Rear Lobby

Stable style door leads out to the rear garden. Skimmed ceiling. Tiled floor. Door to ...

Shower Room 2.09 x 1.97 (6'10" x 6'6")

Three piece suite comprising closed coupled WC with dual flush. Wash hand basin set on a unit with toiletry shelf below. Step in corner shower enclosure with rainfall head shower and slide open door. Cupboard with plumbing for washing machine. Skimmed ceiling. Ladder style towel warmer. Tiled floor. Wooden frame double glazed obscure window to the side and the rear.

First Floor

Landing

Stained glass window to the side. Skimmed ceiling. Loft access. Spindled banister. Fitted carpet. From this area access is provided to the 3 bedrooms plus family bathroom.

Bedroom 1 3.96 into bay x 3.00 plus alcove space (13'0" into bay x 9'10" plus alcove space)

Wooden frame single glazed sash bay window to the front. Skimmed ceiling. Radiator. Feature fire place with alcoves to either side. Stained and polished floor boards.

Bedroom 2 3.77 x 2.94 plus alcove space (12'4" x 9'8" plus alcove space)

Wooden frame single glazed sash window to the rear. Skimmed ceiling. Radiator. Feature fire place with alcoves to either side. Stained and polished floor boards.

Bedroom 3 2.28 x 2.12 (7'6" x 6'11")

Wooden frame single glazed sash window to the front. Skimmed ceiling. Radiator. Purpose built wardrobes and shelving which can be taken away to accommodate a single bed.

Bathroom 2.36 x 2.11 (7'9" x 6'11")

3 piece white suite comprising closed coupled WC with a dual flush. Full pedestal wash hand basin. Roll top bath with telephone style mixer taps and claw and ball feet. Skimmed ceiling and spot lights. Ladder style towel warmer. Laminate flooring. Wooden frame single glazed obscure window to the side. Wooden frame single glazed obscure sash window to the rear.

External

Front

With a low wall surround and pedestrian gate which leads to the entrance door and courtyard.

Rear

Fully enclosed garden with an abundance of various trees and shrubs including apple and pear trees, cherry blossom trees, roses to name but a few. Lawn. Wooden shed with power and light. Detached Garage which is gained via a lane to the side which is owned by this property and 2 other neighbours. Double doors. Two double glazed windows. Sink and water supply. Electric and power. Stable door access door into the garden.

DIRECTIONS

From our Killay office proceed along Gower Road in the Dunvant direction, on reaching the mini roundabout bear right into Goetre Fawr Road, follow this road down to Dunvant Square and at the mini roundabout bear right heading towards Gowerton. Follow this road into Gowerton passing the comprehensive school on the left hand side, continue down to the mini roundabout and bear left, at the traffic lights turn left into Mount Street and first right onto Shaw Street, take the turning left into Uplands, the property can be found on your right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

