



Hazel Road, Uplands, Swansea, SA2 0LX

Situated in a great location in the popular area of Uplands this deceptively spacious bay windowed traditional mid terrace property offers ample living space throughout. This well proportioned property comprises welcoming entrance hallway, lounge/dining room, kitchen/breakfast room, three bedrooms, f/f bathroom. Benefits include Upvc /g, gas c/h built in storage and a low maintained elevated enclosed patio garden to rear. Conveniently situated offering easy access Sketty Cross, Uplands, Singleton hospital, Swansea Uni and Singleton and Cwmdonkin parks. An ideal first time purchase, family home or investment property with no upward chain involved.

Asking Price £189,950

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ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:-

PORCH 1.203m x 0.951m (3'11" x 3'1")

UPVC double glazed obscured glass window to front, coving, dado rail, wooden floorboards, opening into:-

HALLWAY

Coving, ornate archway,. Staircase to first floor, built in understairs storage cupboard, dado rail, radiator, wooden floor boards, wood panelled doors off to:-

LOUNGE/DINER 7.885m into bay x 3.638m max into alcove (25'10" into bay x 11'11" max into alcove)

UPVC double glazed bay window to front, coving, alcoves, open window to hallway, two radiators, wood effect laminate flooring.

KITCHEN/BREAKFAST ROOM 5.538m x 3.252m (18'2" x 10'8")

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap,. Built in stainless steel electric "Whirlpool" oven and grill with inset stainless steel four ring gas hob with extractor hood over, plumbed for washing machine and dishwasher, inset ceiling spotlights, uPVC double glazed window to side and rear, uPVC double glazed obscured glass panel door to side leading out to garden, cupboard housing wall mounted "Ideal" gas combination boiler, ceramic splash back tiles, built in pantry, tiled effect flooring.

FIRST FLOOR

LANDING

Split level landing, loft hatch, dado rail, wood panelled doors off to:-

BEDROOM 1 4.642m x 3.506m (15'3" x 11'6")

UPVC double glazed bay window to front, uPVC double glazed window to front, coving, picture rail, alcoves, radiator.

BEDROOM 2 3.663m x 2.922m into alcove (12'0" x 9'7" into alcove)

UPVC double glazed window to rear, coving, alcoves, radiator.

BEDROOM 3 3.206m max x 2.093m (10'6" max x 6'10")

UPVC double glazed window to rear overlooking garden, radiator.

BATHROOM 2.593m x 1.912m (8'6" x 6'3")

Three piece suite comprising low level w.c., pedestal wash hand basin, set in bath with stainless steel mixer shower over, wood panel ceiling, uPVC double glazed obscured glass window to side, ceramic all tiles, built in storage cupboard, radiator, tiled effect flooring.

EXTERNAL

FRONT

Open access with step up to entrance.

REAR

Low maintenance enclosed elevated paved rear garden.

DIRECTIONS

From our Sketty showroom proceed along Gower Road passing St Pauls church. Follow the road along taking the third turning left onto Glanmor Park Road. Follow the road up the hill taking the second turning right onto Hazel Road. The property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.