



SMITHS
SALES & LETTINGS



22 The Grove, Swansea, SA2 0QT **Offers In The Region Of £200,000**

SPACIOUS 4 BEDROOM traditional end-terraced home in PRIME UPLANDS LOCATION. Requires cosmetic updating. The property features a WELL PROPORTIONED LAYOUT with EXPANSIVE LIVING ROOM, DOWNSTAIRS WC, MODERN FITTED KITCHEN OPEN to the DINING AREA. NO CHAIN!

Upstairs the bedrooms (which are ALL DOUBLES) are laid out over two floors, with fitted carpets and several areas of built in storage & shelving. Comprising GAS FIRED CENTRAL HEATING & PVCu double glazing THROUGHOUT the home and a COURTYARD GARDEN.

Situated on the doorstep of CWMDONKIN PARK and in close proximity to the vibrant shops, bars and restaurants of Uplands

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Porch

4'5" x 3'8" (1.35 x 1.14)

Entrance porch with original parquet flooring, PVCu external part glazed door and further wood door to the living room.

Living Room

26'7" x 13'1" (8.11 x 3.99)



Expansive living area featuring laminate flooring, radiator, PVCu bay window to the front aspect, door to the conservatory area & feature electric fireplace.

Kitchen Diner

21'4" x 18'1" (6.51 x 5.52)



Well proportioned kitchen diner comprising laminate flooring, radiator, PVCu double doors to the conservatory area and attractive electric fireplace. The kitchen features tiled flooring, PVCu windows and a range of wall and base units with wood worktops. Also with cabinet mounted oven, integrated dishwasher, stainless steel sink & huge larger cupboard.

Conservatory

Located with access to the garden and from both the kitchen diner & living room, with stone flooring & polycarbonate ceiling.

WC

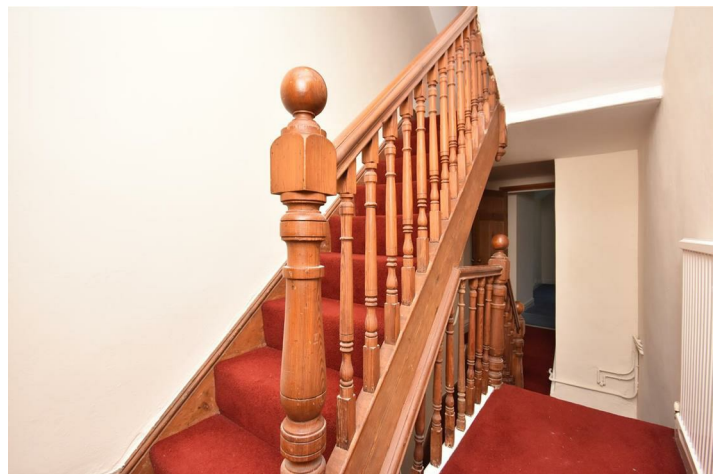
4'11" x 3'11" (1.52 x 1.20)



Downstairs cloakroom with dual PVCu windows, tiled flooring, radiator, sink & WC.

Landing

17'11" x 2'5" (5.48 x 0.74)



Comprising stripped wood bannister & fitted carpet.

Bedroom One

11'6" x 10'2" (3.51 x 3.10)



Double bedroom comprising fitted carpet, radiator, PVCu windows & quirky, but very useful roof alcove storage with pull down ladder.

Bathroom

6'9" x 6'2" (2.06 x 1.89)

Featuring PVCu windows, heated towel rail, double shower, sink & WC.

The property is located in a fabulous Uplands location right next door to Cwmdonkin Park and benefits from a rear courtyard garden.

Bedroom Two

11'5" x 8'8" (3.50 x 2.65)



Second double bedroom comprising fitted carpet, radiator, PVCu windows & dual built in shelving alcoves.

Bedroom Three

11'8" x 10'7" (3.56 x 3.25)



Further double bedroom featuring fitted carpet, radiator, built in shelving, PVCu windows with front aspect views to Cwmdonkin Park.

Bedroom Four

17'1" x 11'11" (5.23 x 3.65)



Further double bedroom, located on the 2nd floor, with fitted carpet, two radiators, Velux window and PVCu window to the front aspect with leafy park entrance views.

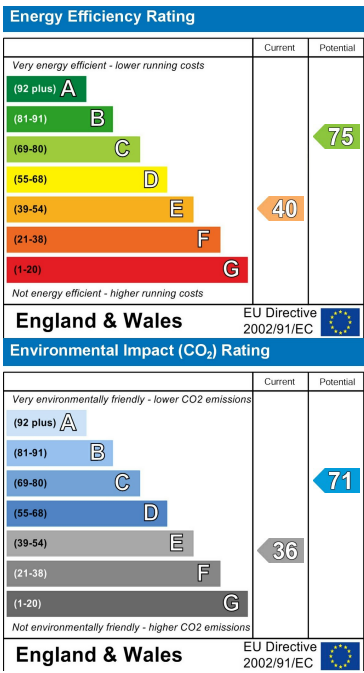
External



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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