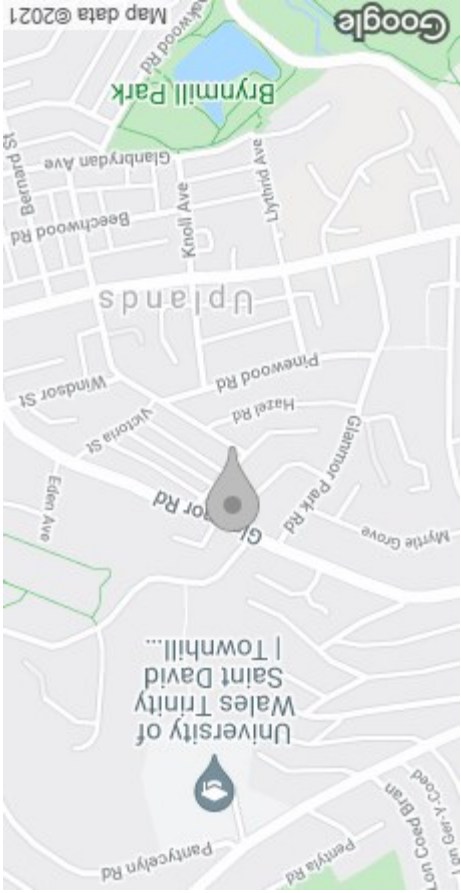


EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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 Metropix ©2021



FLOOR PLAN



41 Hawthorne Avenue  
 Uplands, Swansea, SA2 0LY  
 Asking Price £169,950



## GENERAL INFORMATION

Bright and spacious traditional mid terrace property situated in a fantastic location of Uplands offering convenient access to the vibrant Sketty and Uplands Shops and amenities. This beautifully presented property comprises entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor there are two bedrooms and bathroom. Benefits include uPVC double glazing throughout, gas central heating, enclosed low maintenance patio garden, sea views. Ideally situated with easy access to Singleton Park, Swansea University and Singleton hospital. An ideal first time buy or investment purchase. Viewing is highly recommended to appreciate what this property has to offer. EPC = D

## FULL DESCRIPTION

### ENTRANCE

Enter via UPVC glass panel door into:

### HALLWAY

Coved ceiling, stairs to first floor.

### RECEPTION ROOM 1

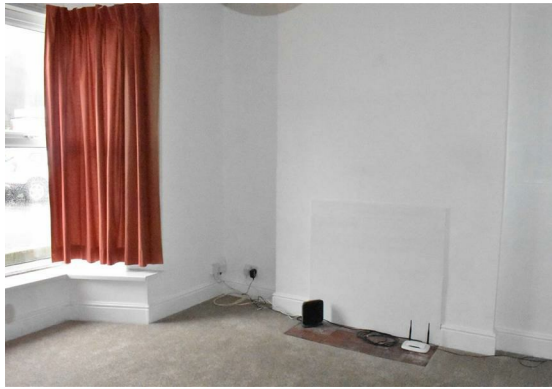
13'3" x 10'4" (4.04 x 3.16)

UPVC double glazed bay window to front, coving ceiling, radiator.

### RECEPTION ROOM 2

13'9" x 11'5" (4.18 x 3.49)

UPVC double glazed window to rear, wood burner with brick surround, radiator.



### KITCHEN

9'8" x 8'2" (2.94 x 2.50)

Fitted with base units with work surface over, set in stainless steel sink and drainer, built in electric oven with four ring electric hob, wall mounted boiler, radiator, UPVC double glazed window to rear, UPVC glass panel door to side.

### FIRST FLOOR

#### LANDING

Coved ceiling, loft access.

#### BEDROOM 1

13'9" x 10'4" (4.20 x 3.16)

Two UPVC double glazed windows to front, radiator.

#### BEDROOM 2

11'6" x 8'0" (3.50 x 2.45)

UPVC double glazed window to rear, partial sea views, radiator.

### BATHROOM

Three piece suite comprising deep soak Japanese style bath with shower over, low-level WC, pedestal wash and basin, splashback tiles, radiator, UPVC double glazed window to rear with sea views.

### EXTERNAL

#### REAR

Enclosed rear garden with boarded mature shrubs, decorative stones, decked area and storage shed.

