



14 Caswell Street, Uplands, Swansea, SA1 4HT

£170,000

Offered for sale with No Chain, this excellent opportunity presents a traditional property ideally positioned in the heart of Swansea City Centre, just a stone's throw from the beautiful shoreline of Swansea Bay seafront promenade. Perfectly located for convenient access to the vibrant Uplands district renowned for its array of shops, cafés, bars and restaurants. The property enjoys the very best of city living combined with coastal appeal. The amenities of Uplands are all within comfortable walking distance, as are Swansea city centre and the beachfront. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen and shower room to the ground floor. To the first floor are two bedrooms, with an additional attic room offering versatile space suitable for a home office, storage or occasional use, subject to the necessary consents. This well-located home presents an ideal opportunity for owner-occupiers, investors or those seeking a property within walking distance of the city centre and seafront promenade. Early viewing is highly recommended to fully appreciate the location and potential on offer.

The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, laminate flooring, staircase to first floor, radiator.

Dining Room 9'11" x 11'1" (3.02m x 3.38m)



Double glazed window to front, laminate flooring, radiator.

Lounge 11'5" x 14'5" (3.49m x 4.40m)



Double glazed window to rear, laminate flooring.

Kitchen 10'2" x 7'4" (3.09m x 2.24m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric and four ring electric hob, wall mounted boiler, double glazed window to side and door to the garden.

Shower Room



Three piece suite comprising a shower, wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring, frosted double glazed windows to side and rear.

First Floor

Landing

Double glazed window to rear.

Bedroom 1 12'8" x 13'7" (3.86m x 4.14m)



Double glazed window to front, radiator.

Bedroom 2 11'7" x 9'5" (3.53m x 2.86m)



Double glazed window to rear, radiator.

Attic Room/Office 13'6" x 10'11" (4.14m x 3.34)



Double glazed window to side.

External



The rear garden is enclosed with paved and gravelled areas.

Aerial Images

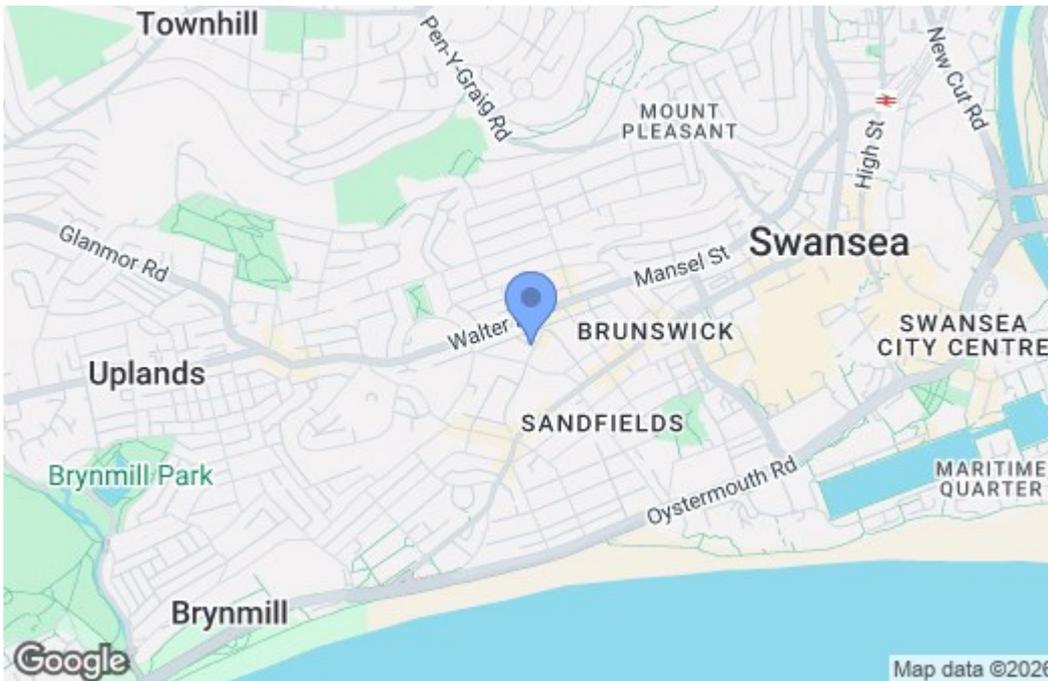
Agents Note

- Tenure -
- Council Tax Band - C
- Services - Mains electric. Mains sewerage. Main Gas Water Meter.
- Parking - On Street and Permit Parking
- Mobile coverage - EE Vodafone Three O2
- Broadband - Basic 15 Mbps Ultrafast 1800 Mbps
- Satellite / Fibre TV Availability - BT Sky Virgin

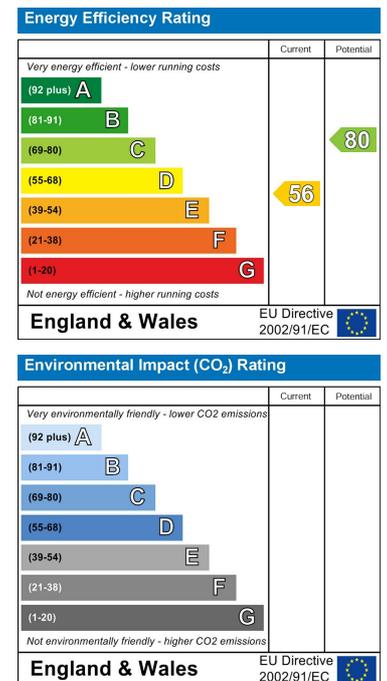
Floor Plan



Area Map



Energy Efficiency Graph



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