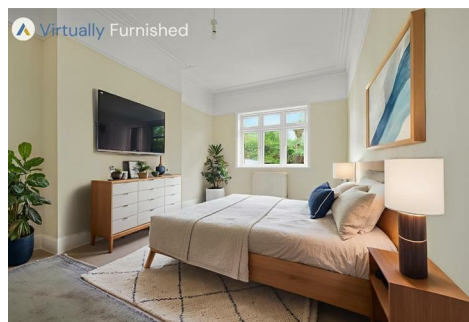




## 30 Long Oaks Avenue, Uplands, Swansea, SA2 0LE

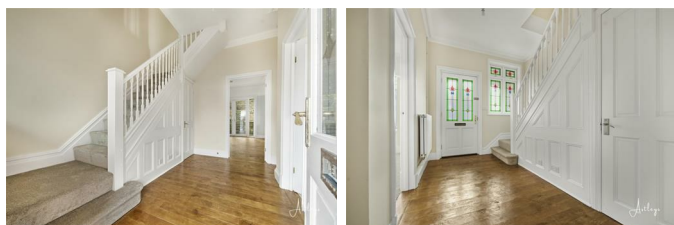
**Offers In The Region Of £400,000**

In the highly sought-after Uplands area of Swansea, this spacious traditional semi-detached home offers a delightful blend of character and modern living. Spanning an impressive 1,711 square feet, the property boasts generous accommodation across three floors, making it an ideal choice for larger families or those in need of extra space. As you enter, you are greeted by a welcoming entrance hall that leads to a charming bay-fronted lounge, perfect for relaxing evenings. The dining room flows effortlessly into the kitchen, creating a wonderful space for entertaining family and friends. The first floor features four well-proportioned bedrooms, complemented by a family bathroom, ensuring ample room for everyone. Ascending to the second floor, you will find two additional bedrooms and another bathroom, providing flexibility for guests or a home office. This home retains several lovely original features, adding to its charm and character. The location is particularly advantageous, being close to highly regarded local schools and just a short stroll from the vibrant amenities of Uplands. Here, you will find an array of cafés, restaurants, bars, shops, and essential services, all contributing to a lively community atmosphere. In summary, this property on Long Oaks Avenue combines space, character, and convenience, making it a perfect family home in one of Swansea's most desirable neighbourhoods. Don't miss the opportunity to make this charming residence your own.

## The Accommodation Comprises

### Ground Floor

#### Hall



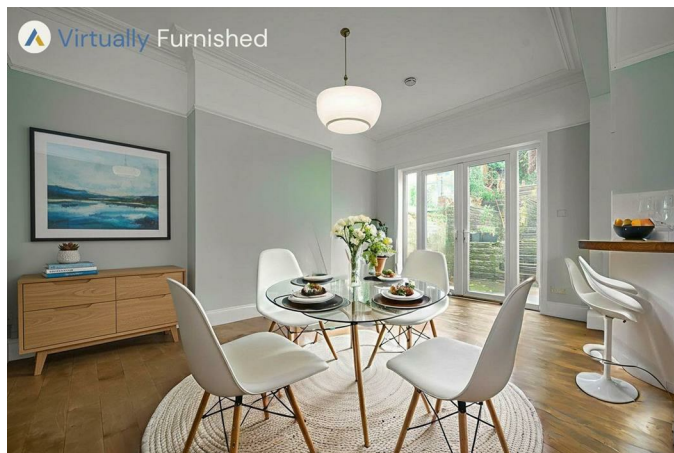
The entrance hall is accessed via a double-glazed front door, complemented by a matching double-glazed window featuring attractive stained glass. A staircase leads to the first floor, with a useful understairs storage cupboard providing additional practicality.

#### Lounge 15'8" into bay x 11'5" (4.78m into bay x 3.48m)



The front-facing lounge features a double-glazed bay window that fills the room with natural light. A charming feature fireplace creates a focal point, while a picture rail and ceiling coving add to the traditional character and a radiator.

#### Dining Area 15'9" x 10'4" (4.81m x 3.14m)



The dining area features double doors leading out to the rear garden, flanked by windows on either side that allow plenty of natural light to fill the space. The room has a radiator and wooden flooring. Finished with coving to the ceiling for a touch of elegance, the room flows seamlessly into the open-plan kitchen, creating a bright and sociable living space.



### Kitchen 18'8" x 9'9" (5.69m x 2.98m)



Leading from the dining room, the kitchen is fitted with a matching range of wall and base units with worktop space over, complemented by tiled splashbacks. It includes a 1½ bowl stainless steel sink, space for a washing machine, fridge/freezer, and dishwasher, along with a built-in electric oven and a five-ring electric hob with an extractor hood above. The room features tiled flooring and coving to the ceiling, with a double-glazed window to the side and a double-glazed door providing additional access and natural light.

### First Floor

#### Landing



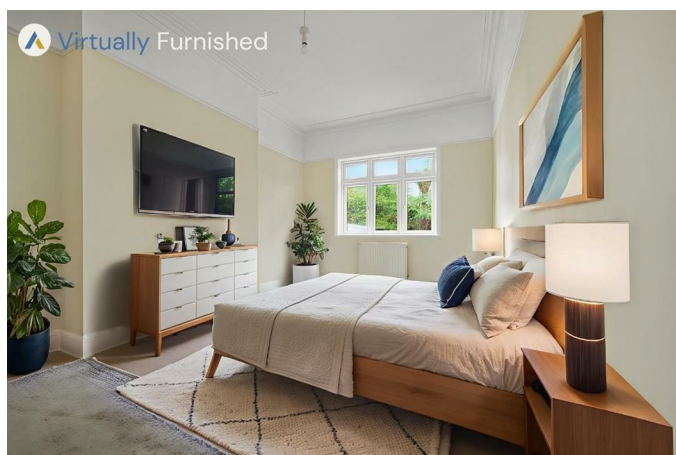
Staircase to second floor.

### Bedroom 1 15'7" into bay x 11'5" (4.77m into bay x 3.48m)



Double glazed bay window to front, picture rail, coving to ceiling, radiator.

### Bedroom 2 15'3" x 10'4" (4.66m x 3.14m)



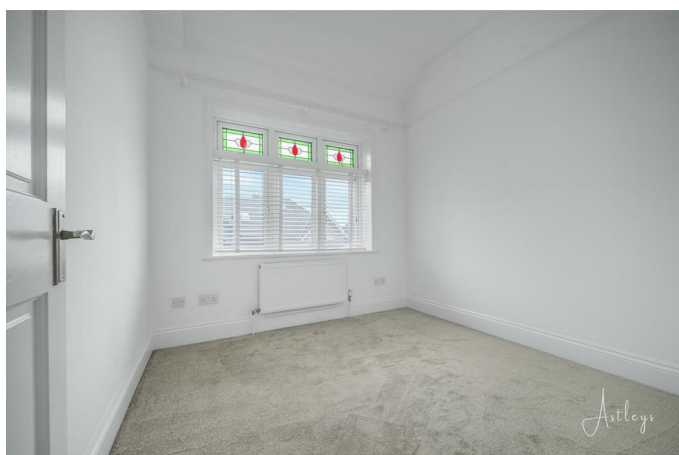
Double glazed window to rear, radiator.

### Bedroom 3 11'2" x 9'9" (3.41m x 2.98m)



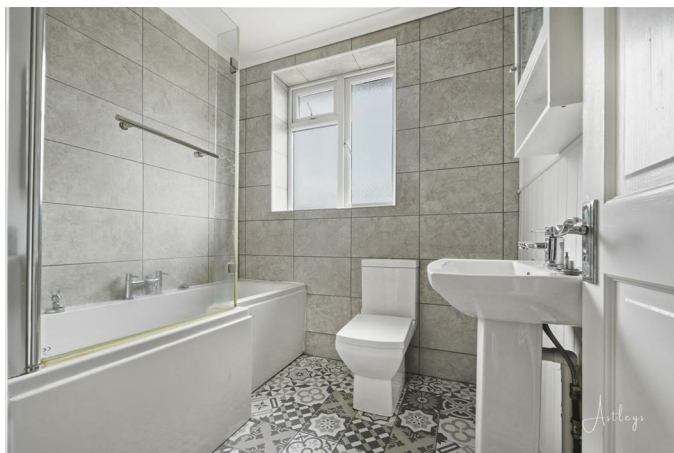
Double glazed window to rear, built-in wardrobes, picture rail, coving to ceiling, radiator.

### Bedroom 4 8'4" x 8'8" (2.54m x 2.64m)



Double window to front, picture rail, coving to ceiling, radiator.

### Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring, frosted double glazed window to side.

### Second Floor

#### Landing

### Bedroom 5 11'11" x 8'2" (3.63m x 2.49m)



Double glazed window to rear, radiator.

### Bedroom 6 8'10" x 12'6" (2.70m x 3.82m)



Two skylight window to front, radiator.

### Bathroom



Three piece comprising bath, wash hand basin and WC, half tiled walls, skylight, heated towel rail.

### External



External to the front of the property are steps leading up to the front door, along with side gated access that takes you through to the rear garden.

The rear garden is terraced and paved.

### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band F

Parking - On Street

Services - Mains electric. Mains sewerage. Mains Gas.

Water water or water Meter?

Mobile coverage -EE Vodafone Three O2

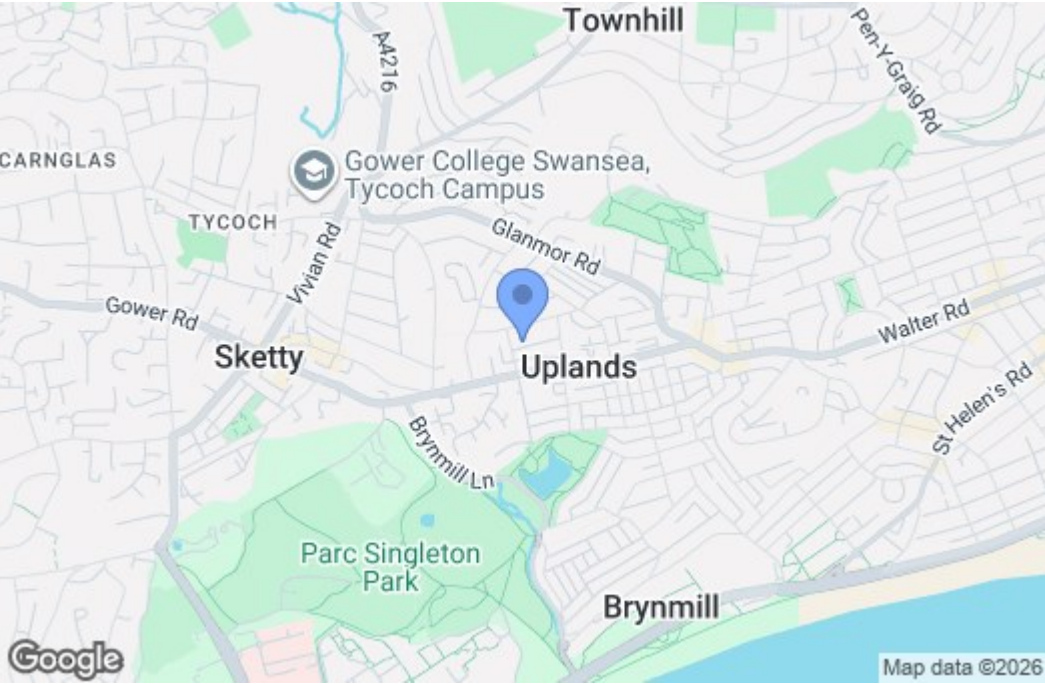
Broadband - Basic12 Mbps Superfast 77 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

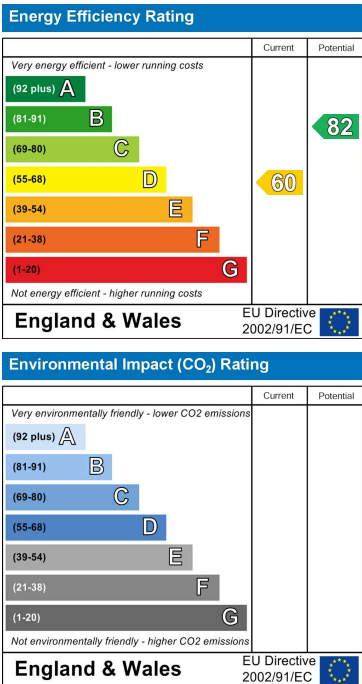
Floor Plan



Area Map



Energy Efficiency Graph



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