



11 Maple Grove, Uplands, Swansea, SA2 0JY

£325,000

We are delighted to offer this semi detached home, tucked away in a cosy cul-de-sac in the popular Uplands area. Ideally located, the property is just a short distance from Uplands Crescent, offering a range of local amenities including shops, pubs and medical facilities – all within easy reach. The ground floor accommodation comprises a front porch, living room, dining room, sitting room room, kitchen and a WC. To the first floor, you'll find three bedrooms and a family bathroom. Externally, the property boasts a generous driveway to the front, providing off road parking for up to three vehicles. To the rear, there is a beautifully maintained tiered garden with both a patio and lawned area – ideal for relaxing or entertaining during the warmer months. This delightful home presents an excellent opportunity for first time buyers or families looking to settle in a sought after location.

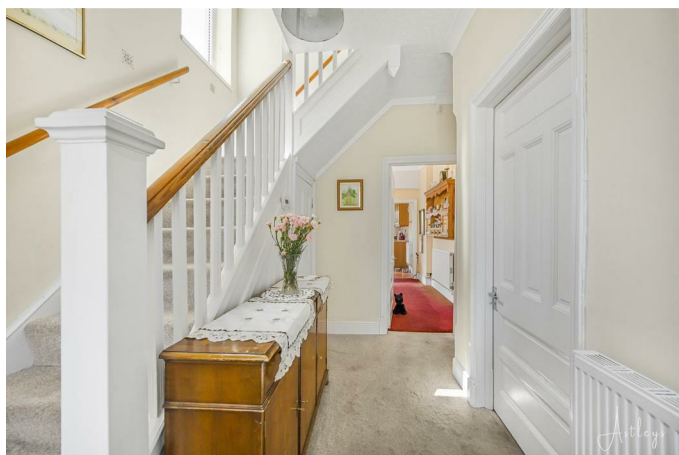
The Accommodation Comprises

Ground Floor

Porch

Entered via door to front.

Hall



Staircase leading to first floor, coving to ceiling, fitted carpet, radiator.

WC

Fitted one piece suite comprising a WC.

Lounge 11'11" x 13'6" (3.64m x 4.11m)



Double glazed bay window to front, gas fireplace with surround, coving to ceiling, fitted carpet, two radiators.

Dining Room 14'10" x 11'3" (4.53m x 3.42m)



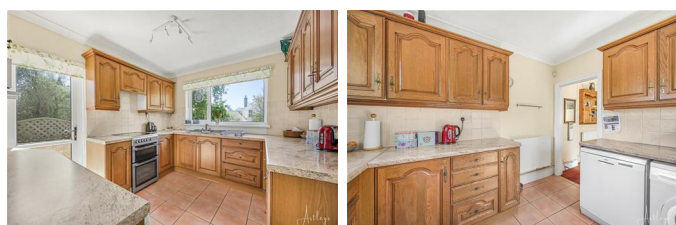
Double glazed window to rear, coving to ceiling, fitted carpet, radiator, double door leading to garden.

Sitting Room 11'1" x 9'10" (3.37m x 3.00m)



Two double glazed windows to side, coving to ceiling, fitted carpet, radiator.

Kitchen 10'7" x 9'5" (3.22m x 2.88m)



Fitted with a matching range of wall and base units with worktop space, this practical area includes a 2

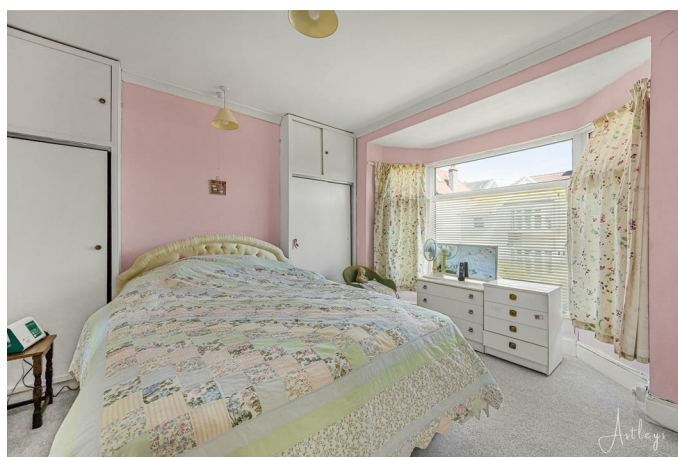
bowl stainless steel sink and space for a cooker, washing machine and dishwasher. A double glazed window to the rear with a door providing direct access to the garden, tiled flooring and a wall-mounted radiator.

First Floor

Landing

Double glazed window to side, fitted carpet.

Bedroom 1 12'0" x 12'3" (3.66m x 3.73m)



Double glazed bay window to front, two fitted wardrobes, coving to ceiling, fitted carpet, radiator.

Bedroom 2 12'0" x 10'3" (3.66m x 3.12m)



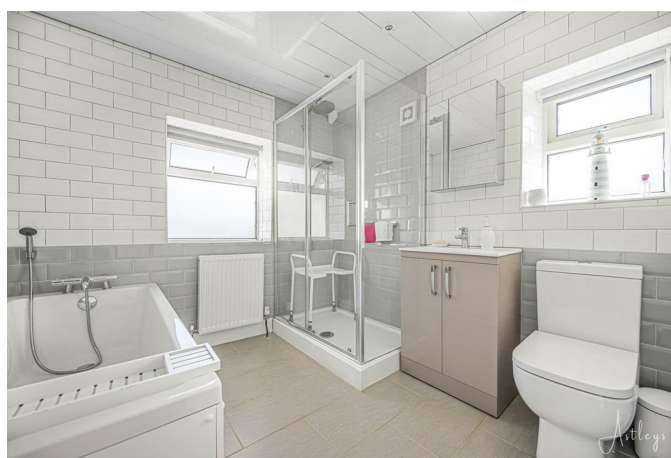
Double glazed window to rear, two fitted wardrobes, fitted carpet, radiator.

Bedroom 3 10'8" x 10'10" (3.26m x 3.30m)



Double glazed window to rear, boiler cupboard, access to loft, fitted carpet, radiator.

Bathroom



Fitted with a modern four piece suite comprising a panelled bath, separate shower enclosure, wash hand basin and WC. A frosted double glazed window to the front, finished with fully tiled walls and tiled flooring, complete with a radiator.

External



The property benefits from a driveway to the front, providing off road parking for up to three vehicles.

Rear Garden



To the rear, you'll find a well maintained, tiered west facing garden featuring a patio area and a lawned area.

Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter/Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 16 Mbps, Superfast 80 Mbps,

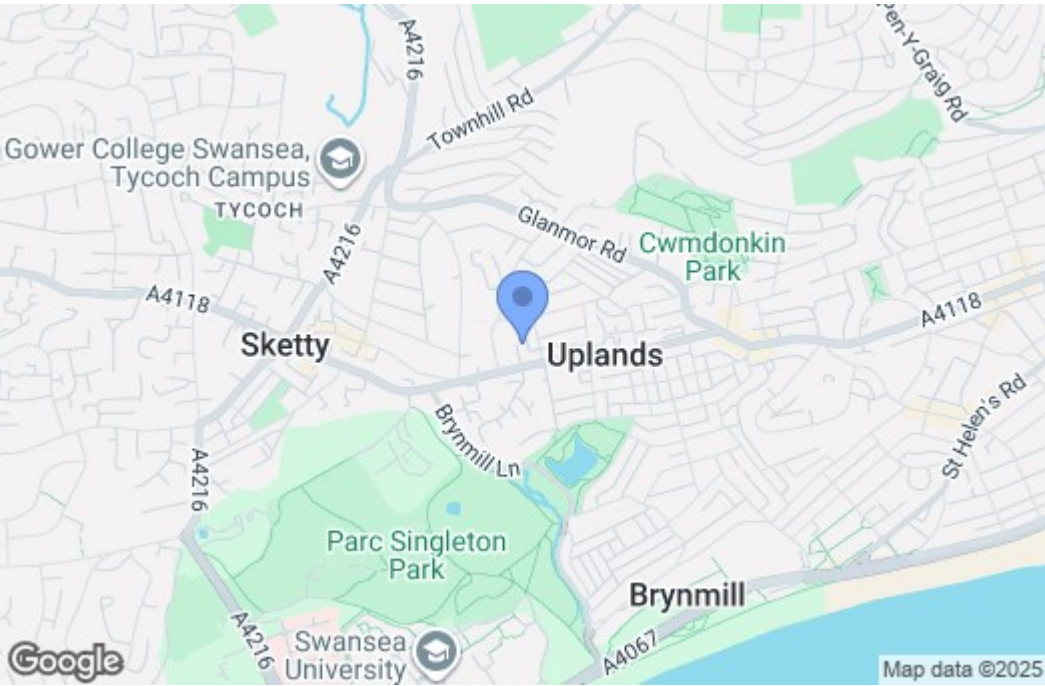
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

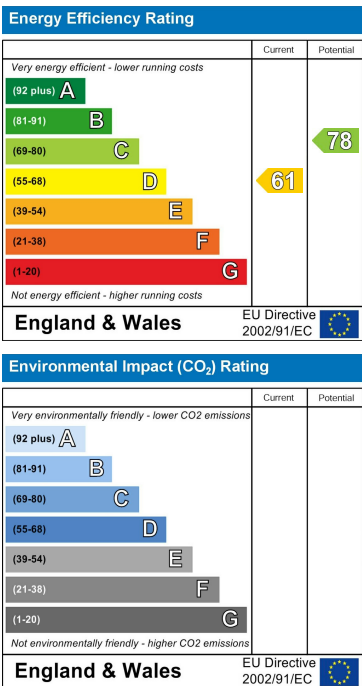
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation 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.