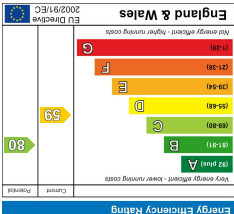
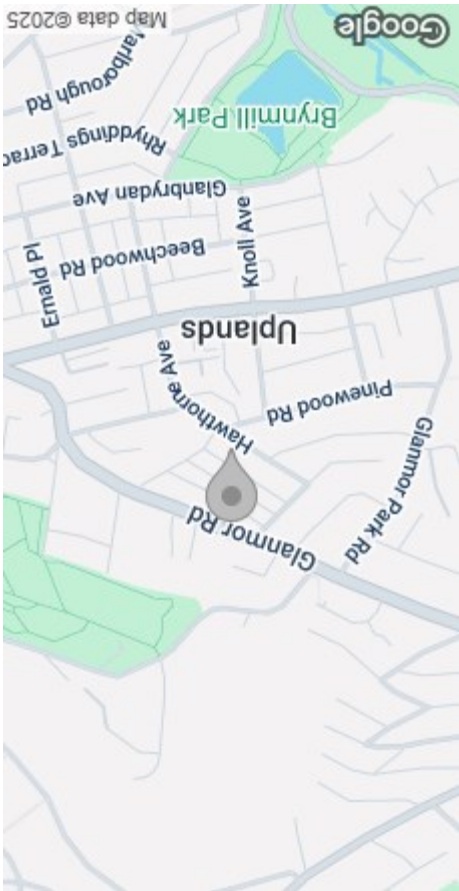


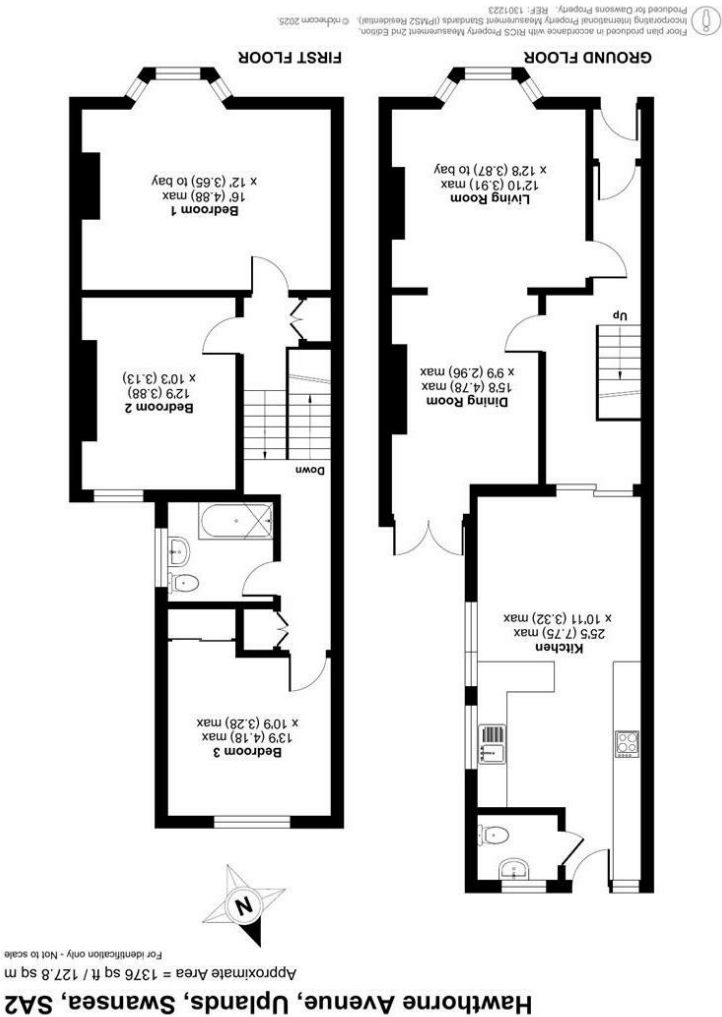
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

We are delighted to offer for sale this charming mid-terrace property, perfectly positioned in the sought-after area of Uplands, Swansea, enjoying distant sea views.

Beautifully presented throughout, the accommodation comprises an inviting entrance hallway, a lounge opening into the dining room—ideal for entertaining—along with a well-appointed kitchen and ground floor W.C.

To the first floor, you'll find three bedrooms and a family bathroom, with the front aspect enjoying elevated views towards Swansea Bay, adding an extra touch of appeal.

Externally, the property benefits from a front forecourt and a private, enclosed rear garden—perfect for relaxing or alfresco dining.

Situated in the heart of Uplands, this property offers an excellent opportunity to become part of a vibrant community, with local amenities, highly regarded schools, parks, and popular bars and restaurants just a short stroll away.

Whether you're seeking a welcoming family home or a place to settle down, this property on Hawthorne Avenue is sure to impress.

Viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Living Room Opening To:
12'9" (max) x 12'8" (to bay)
(3.91m (max) x 3.87m (to bay))

Dining Room
15'8" (max) x 9'8" (max) (4.78m (max) x 2.96m (max))

Kitchen
25'5" (max) x 10'10" (max)
(7.75m (max) x 3.32m (max))



W.C

First Floor

Landing

Bedroom 1
16'0" (max) x 11'11" (to bay)
(4.88m (max) x 3.65m (to bay))

Bedroom 2
12'8" x 10'3" (3.88m x 3.13m)

Bedroom 3
13'8" (max) x 10'9" (max)
(4.18m (max) x 3.28m (max))

Bathroom

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freeholld

Council Tax Band - D

EPC - D

Services

Mains Gas & Electric
Mains Sewerage

Water - Metered

"Broadband – The current supplier is (Virgin). The broadband type is Fibre.

"Mobile - There are no known issues with mobile coverage using the vendor's current supplier, (Tesco).

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

