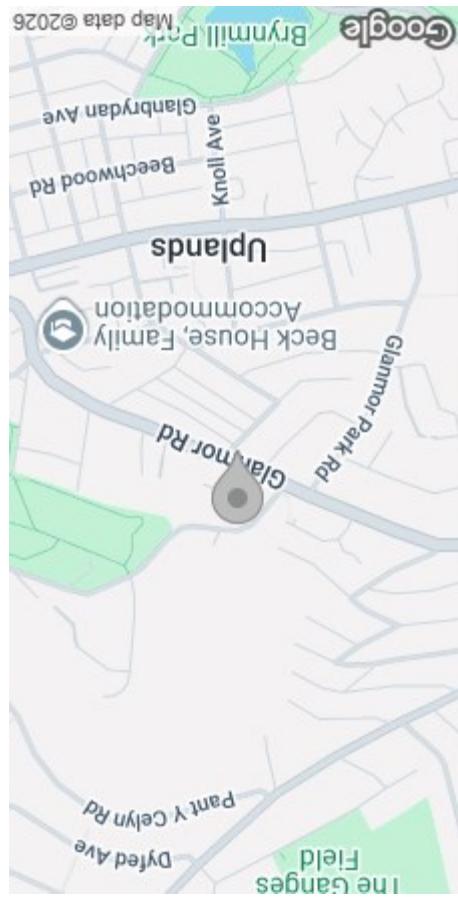




These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should note that the representations of representations of fact, but must satisfy themselves by inspection or otherwise as 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



FLLOOR PLAN



1 Edgware Road
Uplands, Swansea, SA2 0NA
Offers Over £180,000



GENERAL INFORMATION

Situated on Edgware Road in the highly sought-after area of Uplands, Swansea, this charming end-terrace property offers well-proportioned accommodation in a vibrant and convenient location.

The ground floor comprises an entrance porch, hallway, lounge opening into the dining room, and a kitchen. To the first floor, there are two bedrooms and a bathroom.

Positioned in the heart of Uplands, the property benefits from easy access to local parks, a wide selection of bars, restaurants, and independent shops, all within walking distance. To the rear, a small patio garden provides a pleasant outdoor space, ideal for relaxing or entertaining.

This property would make an excellent home or investment opportunity in one of Swansea's most popular residential areas. Viewing is highly recommended to appreciate the location and potential on offer.



FULL DESCRIPTION

Ground Floor

Entrance

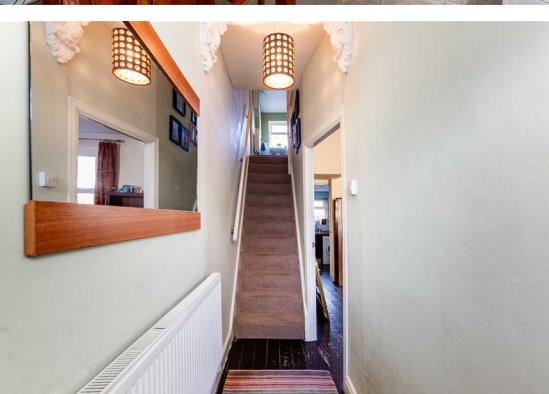
Porch

Hallway

Lounge Opening to:
11'5"n x 10'5" (3.50m x 3.20m)



Dining Room
12'1" x 11'1" (3.70m x 3.40m)



Kitchen
9'4" x 8'2" (2.85m x 2.50m)

First Floor

Landing



Bedroom 1
14'9" x 10'7" (4.50m x 3.24m)

Bedroom 2
11'0" x 7'10" (3.36m x 2.39m)

Bathroom

External

Enclosed Patio Garden to Rear

Tenure - Freehold

Council Tax Band - C

EPC-TBC

Services

Mains Gas & Electric

Mains Sewerage

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

"Mobile - There are no known issues with mobile coverage .

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

N.B

The vendor has informed us of the following:

May 2025 New Roof and Loft Windows

December 2024 New Windows and doors

