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AREA MAP

FLOOR PLAN



8 Hazel Road  
Uplands, Swansea, SA2 0LX  
Asking Price £240,000



## GENERAL INFORMATION

NO CHAIN! Dawsons are delighted to present for sale this charming mid-terrace property, ideally located in the highly sought-after area of Uplands. Bursting with character and original features, this home offers spacious and versatile living accommodation.

The ground floor comprises an inviting entrance hallway, a bright lounge/sitting room and a generous kitchen/diner—perfect for modern family living and entertaining. Upstairs, you'll find three double bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden, providing an outdoor space to enjoy.

This property would make an ideal family home or a fantastic investment opportunity, with excellent access to Swansea University, Singleton Hospital, Brynmill Park, and the vibrant Uplands area, known for its array of bars, restaurants, shops, and amenities. Swansea City Centre is also just a short distance away.

Early viewing is highly recommended to fully appreciate the space and potential this delightful home has to offer.



## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

##### LOUNGE

11'8" max x 13'9" max (3.58 max x 4.21 max)



##### SITTING ROOM

11'11" max x 12'0" (3.65 max x 3.66)

##### KITCHEN

18'1" x 10'5" (5.53 x 3.18)



#### FIRST FLOOR

#### LANDING

##### BEDROOM 1

13'8" max x 14'2" (4.19 max x 4.33)



##### BEDROOM 2

12'5" x 10'6" max (3.81 x 3.21 max)

##### BEDROOM 3

12'1" x 9'2" max (3.69 x 2.81 max)

#### EXTERNAL

##### FRONT

Steps leading up to front door.

##### REAR

Steps up to a rear courtyard providing a sit out area.

#### TENURE

Freehold

#### COUNCIL TAX

D

#### EPC

C

#### SERVICES

Mains gas, electric, water (billed) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

