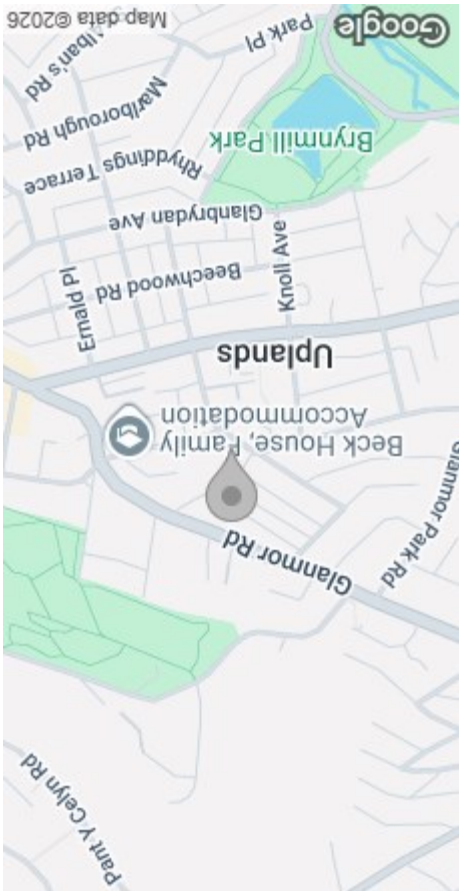
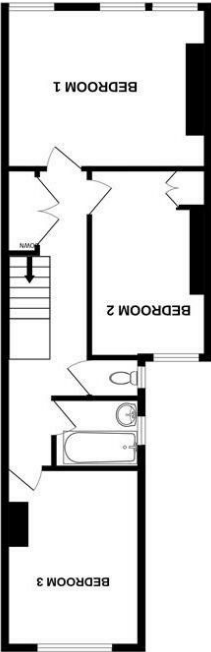


EPC

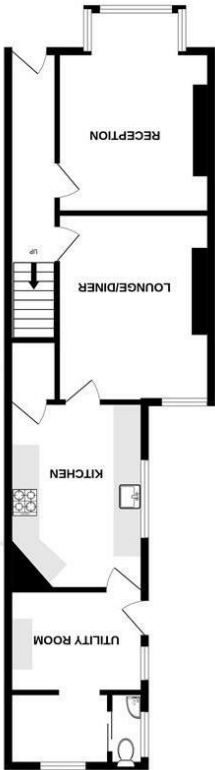


AREA MAP

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and not guaranteed to match the actual dimensions of the property. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.



1ST FLOOR



GROUND FLOOR

ALL THINGS PROPERTY
DAWSONS

FLOOR PLAN



42 Hawthorne Avenue
Uplands, Swansea, SA2 0LR
Offers Over £225,000

3 1 2 C

GENERAL INFORMATION

Dawsons are pleased to introduce this deceptively spacious traditional mid-terrace property, ideally situated in the ever-popular and convenient area of Uplands, Swansea.

This characterful home offers well-proportioned accommodation comprising a lounge, dining room, kitchen, utility room, storage room, and cloakroom to the ground floor. To the first floor, there are three bedrooms, a bathroom, and a separate W.C.

The property retains a number of attractive original features and further benefits from an enclosed rear garden and far-reaching sea views, adding to its appeal.

Offering excellent potential, this home would suit a family residence, first-time purchase, or investment opportunity. Conveniently located with easy access to the Uplands Quarter, Swansea City Centre, Swansea University, and Singleton Hospital.

Viewing is highly recommended to fully appreciate the space, character, and location this unique property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception

14'9" x 10'11" (4.52m x 3.34m)

Lounge/Dining Room

13'8" x 11'2" (4.19m x 3.41m)

Kitchen

13'7" x 9'10" (4.16m x 3.02m)

Utility Room

9'10" x 7'5" (3.02m x 2.28m)



Storage Room

6'9" x 5'4" (max) (2.079m x 1.632m (max))

W.C

First Floor

Landing

Bedroom 1

14'9" x 11'9" (4.5m x 3.59m)

Bedroom 2

13'8" x 11'2" (4.19m x 3.41m)

Bedroom 3

12'9" x 9'10" (3.89m x 3.02m)

Bathroom

Seperate W.C.

External

Front Forecourt

Enclosed Tiered Garden to Rear

Rear Access

Tenure - Freehold

Council Tax Band - D

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

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

