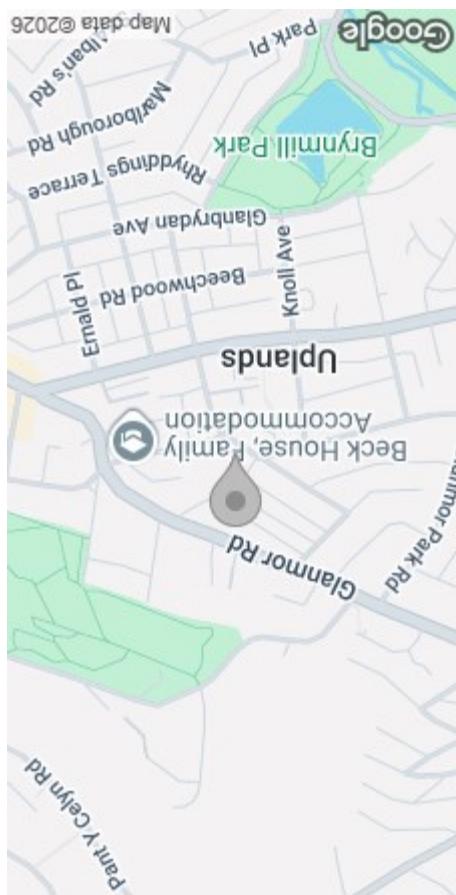


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

These particulars are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements 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



42 Hawthorne Avenue

Uplands, Swansea, SA2 0LR

Offers Over £225,000



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)



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

Separate W.C.

External

Front Forecourt

Enclosed Tiered Garden to Rear

Rear Access

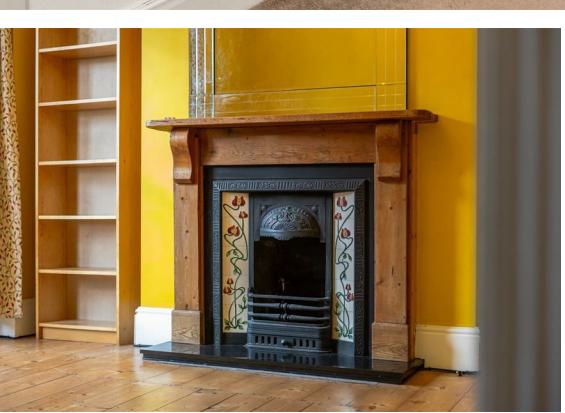
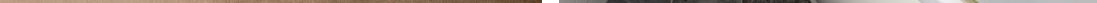
Tenure - Freehold

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.