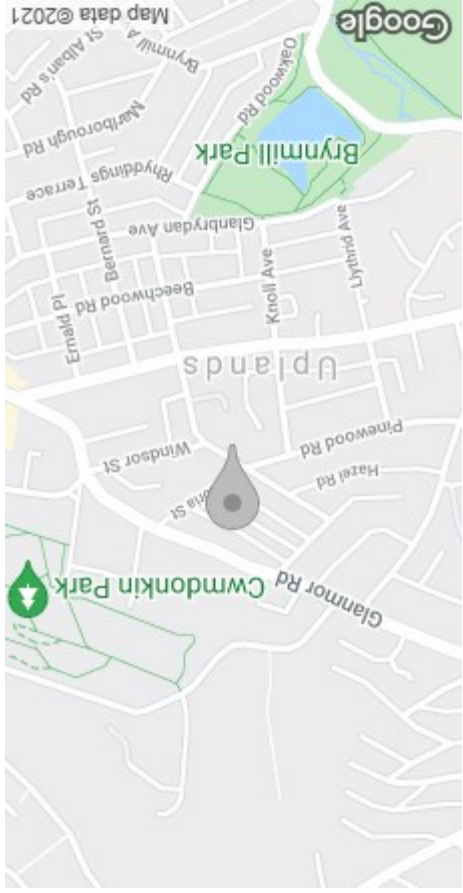


EPC



AREA MAP

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.



FLOOR PLAN



27 Hawthorne Avenue
 Uplands, Swansea, SA2 0LR
 Asking Price £279,950



GENERAL INFORMATION

Rare opportunity to acquire this beautiful and very versatile four bedroom mid-terrace property ideally located at the heart of Uplands. This wonderful family home offers ample living space over three floors and has been finished to a lovely standard with great attention to detail! It briefly comprises of welcoming hallway, open plan kitchen/dining room, cloakroom & bedroom/sitting room to ground floor, sizeable lounge & utility room to lower floor along with three double bedrooms, en-suite & family bathroom to first floor. The many benefits include UPVC double glazing throughout, gas central heating, wonderful traditional features, modern and tasteful decor throughout, ample built in storage facilities, and fully enclosed family friendly level laid to lawn rear garden offering two decked seating areas, laid to lawn and gated rear access. It offers easy access to local amenities at both Uplands and Sketty Cross, Singleton hospital & Park, Swansea Uni, City Centre and the sea front. Its within walking distance to a doctors surgery, regular bus routes & Brynmill Park. Viewing is highly recommended to admire it's generous size, great location and superb versatile layout. EPC - D

FULL DESCRIPTION

Entrance

Enter via wooden door into:-

Inner Porch

Original coving, original wall tiles, tiled flooring, wooden stained glass single glazed door into:-

Hallway

Staircase to first floor, original coving, dado rail, radiator, original floorboards, staircase to lower floor, doors off to:-

Open Plan Kitchen/Diner

Dining Room

12'11" x 11'8" (3.95 x 3.58)

UPVC double glazed bay window to front, original picture rail, beautiful original feature fireplace with original tiled hearth, radiator, original floorboards, opening into:-

Kitchen

11'11" x 10'6" (3.64 x 3.21)

Fitted with a range of modern white base units with wood effect work surface over, set in 1 1/2 stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, integrated dishwasher and fridge, UPVC double glazed window to rear, splash back wall tiles, original wooden flooring

Cloakroom

Fitted with a modern white two piece suite comprising low-level WC, wall mounted wash hand basin, UPVC double glazed obscure glass window to side, spotlights, modern towel radiator, tiled flooring



Bedroom/Sitting Room

17'9" x 11'8" (5.42 x 3.56)

UPVC double glazed bay window to rear, original picture rail, radiator

LOWER FLOOR

Inner Hallway

Very large built in storage cupboard, radiator, spotlights, wood effect flooring, door into:-

Lounge

20'7" x 11'7" (6.28 x 3.54)

UPVC double glazed French doors to rear opening out onto decked seating area, two UPVC double glazed windows to rear, one UPVC double glazed window to side, spotlights, built in under stairs storage cupboard, feature fireplace with tiled hearth, radiator, wood effect flooring, door into:-

Utility Room

12'3" x 8'11" (3.74 x 2.74)

UPVC double glazed window to rear, spotlights, plumbed for washing machine, space for tumble dryer, space for fridge freezer, radiator, tiled flooring

FIRST FLOOR

Landing

Split level, built in wardrobe, built in airing cupboard housing wall mounted gas boiler and shelving, dado rail, doors off to:-

Bedroom One

14'2" x 11'7" (4.32 x 3.54)

UPVC double glazed bay window to front, picture rail, original feature fireplace with beautiful tiled hearth, radiator, wooden flooring, door into:-

En-Suite

9'1" x 5'1" (2.79 x 1.55)

Fitted with a modern white three-piece suite comprising low-level WC, pedestal wash hand basin, double shower cubicle with overhead stainless steel rainfall shower, UPVC double glazed obscure glass window to front, spotlights, picture rail, splash back wall tiles, modern towel radiator, beautiful decorative tiled flooring

Bedroom Two

16'3" x 11'9" (4.96 x 3.59)

UPVC double glazed bay window to rear boasting far-reaching sea views, original picture rail, radiator

Bedroom Three

10'9" x 12'2" (3.28 x 3.71)

UPVC double glazed window to rear, picture rail, radiator

Bathroom

5'6" x 8'1" (1.70 x 2.47)

Fitted with a modern white three-piece suite comprising low-level WC, pedestal wash hand basin, paneled bath with overhead electric shower, UPVC double glazed obscure glass window to side, spotlights, picture rail, splash back wall tiles, shaver point, towel radiator, tiled flooring

EXTERNAL

Front

Open access onto small low maintenance gravelled area with pathway leading to entrance

Rear

Fully enclosed family friendly level laid to lawn rear garden with two sizeable decked seating area, gated rear access and beautiful floral bushes and gravelled area.

