

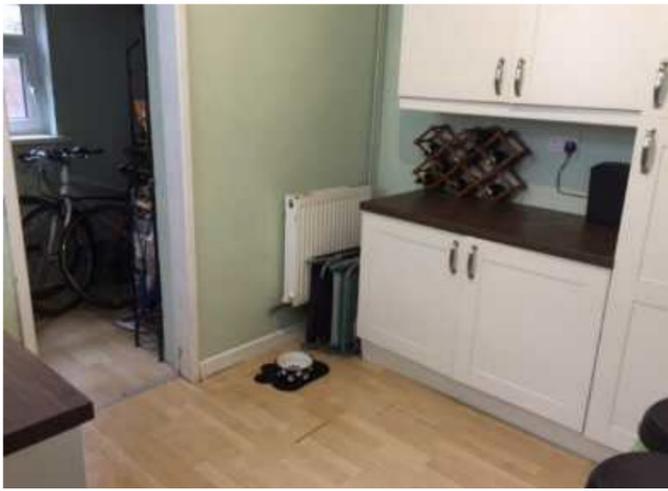
42 Hawthorne Avenue, Uplands, Swansea, SA2 0LR

Dawsons are pleased to introduce this deceptively spacious traditional mid terraced property situated in the very popular and convenient area of Uplands. This unique property comprises of Lounge, Dining Room, Kitchen, Utility Room, Storage Room and Cloakroom to the ground floor with 3 Bedrooms, Bathroom and separate w.c. to the first floor. It benefits from GCH, uPVC D/G, impressive original features, enclosed rear garden and far reaching sea views. It offers great potential to be a lovely family home, investment or first time buy. It is within easy access to Uplands, Swansea City Centre, Swansea Uni and Singleton Hospital. Viewing is a must to appreciate this properties convenience, character and uniqueness.

Asking Price £199,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
 T: 01792 299 655 | F: 01792 280 669
 sk@dawsonsproperty.co.uk





ENTRANCE

Enter via uPVC panelled door with obscured double glazed glass window above.

HALLWAY

Original coving, ornate archway, dado rail, staircase to first floor, radiator, original wooden flooring, doors off to:-

LOUNGE 4.539m max x 3.443m into alcove (14'11" max x 11'3" into alcove)

UPVC double glazed bay window to front with far reaching sea views, original fireplace with beautiful floral tiled back drop, marble hearth and wooden surround, radiator, original wooden flooring.

DINING ROOM 4.186m x 3.449m into alcove (13'9" x 11'4" into alcove)

Large uPVC double glazed window to rear, coving, picture rail, alcoves, radiator, original wood flooring, obscured glass panel door into:-

KITCHEN 4.182m max x 2.982m (13'9" max x 9'9")

Fitted with a range of modern wall and base units incorporating wood effect work surface over, set in porcelain double sink with mixer tap over, space for free standing gas cooker with stainless steel extractor fan over, space for tall standing fridge freezer, integrated dishwasher, integrated wine rack, built in understairs storage, UPVC double glazed window to side, radiator, slate effect laminate flooring, door into:-

UTILITY ROOM 2.999m x 2.223m (9'10" x 7'3")

Fitted with a range of modern wall and base units, space for washing machine and tumble dryer, uPVC double glazed obscured glass window to side, radiator, wood effect laminate flooring, hardwood stable door to side to rear garden, opening into:-

STORAGE ROOM 2.079m x 1.632m max (6'10" x 5'4" max)

UPVC double glazed obscured glass window to rear, wall mounted shelves, wood effect laminate flooring, sliding door into:-

CLOAKROOM

Two piece suite comprising of low level w.c., wall mounted corner sink, uPVC double glazed obscured glass window to side, ceramic wall tiles, wood effect laminate flooring.

FIRST FLOOR

LANDING

Large built in storage cupboard, dado rail, radiator, doors off to:-

BEDROOM 1 4.592m into alcove x 3.628m (15'1" into alcove x 11'11")

Original coving, three uPVC double glazed windows to front boasting far reaching partial sea views,

picture rail, alcoves, radiator, original wooden flooring.

BEDROOM 2 3.874m x 3.003m into alcove (12'8" x 9'10" into alcove)

UPVC double glazed window to rear overlooking garden, coving, alcove, radiator.

BEDROOM 3 4.204m x 2.634m max (13'9" x 8'8" max)

UPVC double glazed window to rear, coving, alcove, radiator, built in storage cupboard.

BATHROOM 2.049m x 1.594m (6'9" x 5'3")

White two piece suite comprising pedestal wash hand basin with stainless steel mixer tap, panelled bath with overhead shower, uPVC double glazed obscured glass window to side, ceramic splash back wall tiles, loft hatch, towel radiator, tiled flooring.

W.C.

White low level w.c., uPVC double glazed obscured glass window to side, ceramic splash back wall tiles, towel radiator, tiled flooring.

EXTERNAL

FRONT

Open access, stairs leading to front yard, tiled pathway to entrance.

REAR

Fully enclosed tiered garden, stairs leading to laid to lawn area with decorative chippings, sheltered storage area, gated rear access.

DIRECTIONS

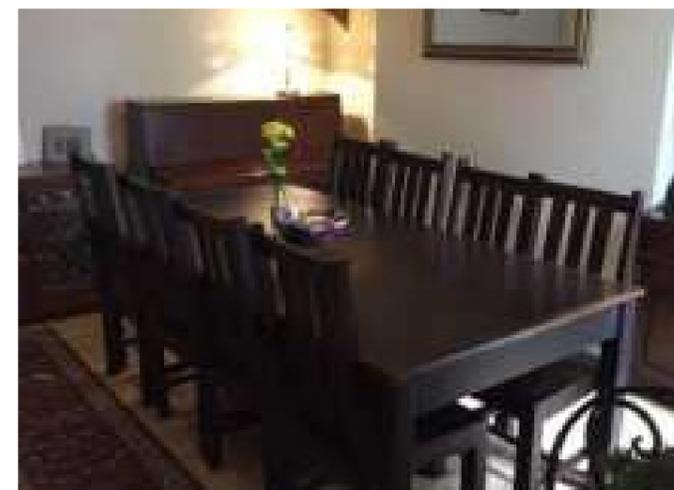
From our Sketty office proceed down Gower Road heading in the Uplands direction continue straight at mini round about, continue along this road which then becomes Sketty Rd, take sixth turning left onto Hawthorne Ave and the property can be found on your right hand side.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.