Dawsons
estate agents

Long Oaks Avenue, Uplands, Swansea, SA2 OLE

An exceptionally rare opportunity to acquire this beautifully presented and well maintained detached two bedroom bungalow built in 1922, Tastefully upgraded throughout, this deceptively spacious property boasts light and airy rooms and is well proportioned offering ample living space. Comprising porch, welcoming entrance hallway, solid ash kitchen, dining room with door out to garden, sizeable lounge, double bedroom, single bedroom with door out to garden, stylish bathroom, good sized attic room with electric loft ladder and an external store/utility area. Benefits include Upvc d/g, gas c/h, ample built in storage, driveway parking and garage. Boasting an attractive privately enclosed rear garden with an abundance of mature shrubs, trees and bushes, summer house and a large green house. Within easy access of Singleton Park and hospital, Swansea University, Uplands and the sea front. Internal viewing is essential to appreciate this luxurious property.

Asking Price £275,000

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Relocation agent network
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The Property Ombudsman

ENTRANCE
Enter via uPVC double glazed obscure glass panel door into:

PORCH 1.050m x 0.910m (3'5" x 3'0")
Dado rail, original parquet flooring, wooden stained glass panel door into:

HALLWAY 3.417m max x 2.430m max (11'3" max x 8'0" max)
A bright and welcoming entrance hallway with uPVC double glazed window to front, coving, plate rack, brick effect feature fire surround, opening into inner hallway, radiator, opening into:

LOUNGE 4.494m into bay x 3.440m (14'9" into bay x 11'3")
A light and airy room with uPVC double glazed bay window to front, uPVC double glazed window to side, picture rail, wall mounted coal effect gas fire with wooden surround, radiator.

INNER HALLWAY 3.030m x 0.892m (9'11" x 2'11")
Loft hatch with electric operated pull down ladder leading to attic room, hardwood glass panel doors off to:

DINING ROOM 4.288m max into bay x 3.412m (14'1" max into bay x 11'2")
UPVC double glazed full length window to rear boasting an attractive outlook, uPVC double glazed glass panel door to rear leading out onto the garden, coving, sizeable built in airing cupboard housing water tank and shelving, radiator, opening into:

KITCHEN 3.529m x 2.242m (11'7" x 7'4")
Fitted with a range of solid ash wall and base units with 'Maia' work surface over incorporating one and a half bowl stainless steel sink with drainer and mixer tap, built in 'Neff' Electric tilt and slide oven and grill, set in 'Bosch' four ring gas hob with extractor hood over, solid ash glass door display cabinet, plumbed for washing machine, space for low level fridge and freezer, under unit heater, high gloss ceramic splash back tiles, two uPVC double glazed windows to side, uPVC double glazed glass panel door to rear leading out onto the garden, wood effect vinyl floor covering.

BEDROOM 1 4.338m x 3.954m into bay (14'3" x 13'0" into bay)
Sizeable double bedroom with uPVC double glazed windows to front and side, coving, picture rail, fitted hardwood bedroom suite offering ample storage space and comprising wardrobes, chest of drawers, shelving and vanity desk, radiator.

BEDROOM 2 3.680m x 2.442m (12'1" x 8'0")
UPVC double glazed French doors to rear offering a lovely garden outlook and opening out onto the patio seating area, picture rail, radiator.

BATHROOM 2.428m x 1.881m (8'0" x 6'2")
Stylish modern three piece suite comprising modern white low level w.c., pedestal wash hand basin with 'Verona 1920's' hot and cold taps, set in bath with stainless steel 'Verona 1920's' hot and cold taps and electric shower over, neutral high gloss ceramic wall tiles with features border tiles, uPVC double glazed obscure glass window to rear, radiator, tile effect vinyl floor covering.

ATTIC ROOM 6.715m x 3.398m (22'0" x 11'2")
Good sized room with inset ceiling spotlights, two hardwood double glazed 'Velux' windows to rear with fitted blinds and enjoying a pleasant outlook over the garden, eight built in eaves storage cupboards offering ample storage space, electric power points and lighting.

EXTERNAL

FRONT
Gated access leading to driveway, steps up to entrance, pleasant low maintenance paved area, open access to rear leading to garage and store/utility area, gated access to rear garden.

GARAGE 5.337m x 2.934m (17'6" x 9'7")
Good size single garage with up and over door, lighting and electric.

STORE/UTILITY AREA 3.432m x 1.086m (11'3" x 3'7")
UPVC door, uPVC double glazed obscure glass windows to front, lighting, fixed shelving units, electric power points.

REAR
An impressive, private enclosed rear garden with pleasant patio seating areas and steps leading up to a large greenhouse and summer house with lighting and electrics, enjoying an abundance of beautiful mature shrubs, trees and bushes.

NOTE
With the exception of the inner hallway, the ground floor benefits from having genuine parquet flooring throughout.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

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.