



**34 Hawthorne Avenue, Uplands, Swansea, SA2 0LR**

Boasting a highly sought after location of Uplands this deceptively spacious and beautifully well maintained mid terrace property offers ample living space and attractive original features. Comprising to the ground floor porch, welcoming hallway, lounge, sitting room/office and a sizeable modern kitchen/breakfast room with French doors leading out to garden. The first floor enjoys an airy split level landing, three bedrooms, bathroom and a WC. Benefits include Upvc d/g, gas c/h and an enclosed low maintenance rear garden with decked seating area. Offering easy access to the vibrant shops and amenities in Uplands, Sketty Cross, Singleton hospital, Swansea Uni and the sea front. An ideal family home with no upward chain involved. EPC = E

**Asking Price £234,950**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
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## **ENTRANCE**

Enter via hardwood door into:

## **PORCH**

Wooden obscured glass window to front, coving, ornate original wall and floor tiles, wooden obscured glass panel door into:

## **HALLWAY**

Welcoming hallway, ornate arch, coving, built in storage cupboard, dado rail, open under stairs area, obscured glass panel door to side leading out to garden, solid wood floorboards, doors off to:

## **LOUNGE**

Upvc double glazed bay window to front, ornate arch, coving, alcoves, feature wood fire surround with tiled hearth, radiator, solid wood floorboards.

## **SITTING ROOM**

Upvc double glazed French doors to rear leading out to garden, coving, alcoves, radiator, solid wood floorboards.

## **KITCHEN/BREAKFAST ROOM**

Spacious kitchen/breakfast room fitted with a range of modern wall and base units incorporating work surface over, set in stainless steel 1 ½ bowl sink and drainer with mixer tap, gas and electric cooker points with stainless steel extractor hood over with matching splash back, plumbed for washing machine and dishwasher, space for tumble dryer, breakfast bar, wall mounted gas combination boiler, wine rack, inset ceiling spotlight, Upvc double glazed window to side, neutral ceramic splash back tiles, Upvc double glazed French doors opening out into garden, radiator, neutral ceramic floor tiles.

## **FIRST FLOOR**

### **LANDING**

Pleasant split level landing, loft hatch leading to boarded loft space with pull down ladder, coving, dado rail, door off to:

### **BEDROOM 1**

Three Upvc double glazed windows to front, alcoves, coving, radiator.

### **BEDROOM 2**

Upvc double glazed sash window to rear enjoying a pleasant garden outlook, alcoves, radiator.

### **BEDROOM 3**

Upvc double glazed window to rear, coving, alcoves, radiator.

### **BATHROOM**

White modern two piece suite comprising pedestal wash hand basin with stainless steel mixer tap, set in shower bath with stainless steel mixer tap with shower attachment over, inset ceiling spotlights, extractor fan, Upvc double glazed obscured glass window to side, neutral ceramic wall tiles, wall mounted vertical chrome towel radiator, vinyl floor covering.

## **W.C.**

Low level WC, wooden single glazed window to side, inset ceiling spotlights, ceramic wall tiles, wood effect flooring.

## **EXTERNAL**

### **FRONT**

Open access onto steps leading to raised paved area and entrance.

### **REAR**

An enclosed elevated rear garden with a pleasant decked seating area and a handy storage shed/summer house, external tap.

### **DIRECTIONS:-**

From our Sketty Showroom proceed down Gower Road in the Uplands direction. Straight ahead at mini roundabout turning sixth turning left onto Hawthorne Avenue. The property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:**

**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.