



54 Hawthorne Avenue, Uplands, Swansea, SA2 0LY

Surprisingly bright and spacious traditional mid terrace property offering a great opportunity to modernise. Boasting fantastic far reaching sea views across Swansea Bay and Mumbles Head. Situated within the highly popular area of Uplands offering easy access to local shops, amenities and a regular bus service. Comprising porch, lounge, sitting room, sizeable kitchen/dining room, three well proportioned bedrooms and a f/f shower room. Gas c/h, a variety of Upvc d/g, wood and aluminium windows and a pleasant enclosed rear garden with raised seating areas and an abundance of attractive shrubs and bushes. Easy access to Uplands, Sketty, Singleton hospital, Swansea Uni and the sea front. Within good school catchments. An ideal family home, investment or first time buy offering no upward chain. EPC = D.

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 door into:

INNER PORCH 1.051m x 0.927m (3'5" x 3'1")

Wooden glazed window to front, coving, picture rail, ceramic floor tiles, door into:

HALLWAY

Light and airy entrance hallway, coving, ornate archway, staircase to first floor, radiator, doors off to:

SITTING ROOM 4.878m max x 2.904m max (16'0" max x 9'6" max)

Wooden glazed windows to rear over looking garden, picture rail, alcoves, radiator, arched opening into:

LOUNGE 4.201m into bay x 3.747m into alcove (13'9" into bay x 12'4" into alcove)

Upvc double glazed bay window to front offering some beautiful far reaching sea views to side, coving, picture rail, alcoves, open fire place with ceramic tiled surround, radiator.

KITCHEN/DINING ROOM 7.687m max x 3.136m max (25'3" max x 10'4" max)

Sizeable kitchen/dining room fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drained with mixer tap, built in electric double oven and grill, set in four ring job with extractor hood over, plumber for washing machine, ceramic wall tiles, aluminium single glazed windows to side, wooden glazed window and door to rear leading out to garden, radiator, wood effect flooring to dining area, ceramic floor tiles to kitchen.

FIRST FLOOR

LANDING

Split level landing, loft hatch, built in storage cupboard, doors off to:

BEDROOM 1 4.839m into alcove x 4.443m into bay (15'11" into alcove x 14'7" into bay)

Upvc double glazed bay window to front boasting stunning far reaching sea views across Swansea Bay and Mumbles Head, picture rail, alcoves, radiator.

BEDROOM 2 3.723m x 2.905m into alcove (12'2" x 9'6" into alcove)

Upvc double glazed window to rear, alcoves, radiator.

BEDROOM 3 3.294m max x 3.208m max (10'10" max x 10'6" max)

Upvc double glazed window to rear overlooking garden, built in double wardrobe offering ample storage space, cupboard housing wall mounted Worcester' gas combination boiler, radiator.

SHOWER ROOM 2.187m x 2.104m (7'2" x 6'11")

White modern three piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, step in corner shower cubicle with mixer shower over, aluminium single glazed window to side, wall mounted towel radiator, neutral ceramic wall and floor tiles.

EXTERNAL

FRONT

Open access with steps leading up to entrance, small low maintenance front garden.

REAR

Enclosed rear garden offering a variety of raised seating areas with attractive far reaching sea views across Swansea Bay and Mumbles head, enjoying an abundance of mature shrubs and buses, external tap, gated access to rear and external WC.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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.