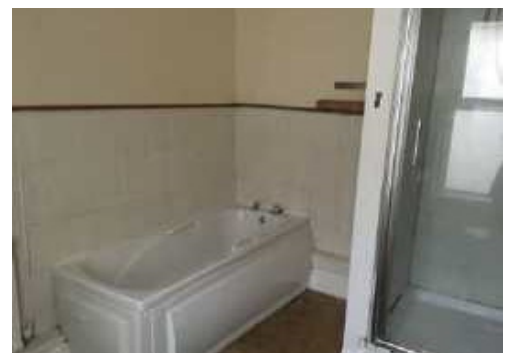




40 The Grove, Uplands, Swansea, SA2 0QR

Close to Cwmdonkin Park and the vibrant area of the Uplands with all its facilities. This mid terrace property set over three floors is HMO until february 2023. The property comprises of lounge, diner, kitchen, five bedrooms, bathroom, shower room and cloak room. The property also benefits from uPVC double glazing and gas central heating. Enclosed rear garden. No onward chain. Freehold. EPC-D



Asking Price £220,000

11 Walter Road, Swansea, SA1 5NF
T: 01792 646060 | F: 01792 643 974
sw@dawsonsproperty.co.uk

ENTRANCE

Enter via wooden glazed front door.

HALLWAY

Staircase to first floor, radiator.

COMMUNAL LOUNGE 4.58m x 3.96m (into bay) (15'0" x 13'0" (into bay))

UPVC double glazed bay window to front, two radiators.

BEDROOM 1 3.55m x 3.08m (11'8" x 10'1")

UPVC double glazed window to rear, radiator.

DINING ROOM 4.21m x 3.07m (13'10" x 10'1")

UPVC double glazed window to side, radiator, space for washing machine and tumble dryer, base units with worktop over.

KITCHEN 3.20m x 2.63m (10'6" x 8'8")

Fitted with a range of wall and base units with work surfaces over, built in oven and hob with extractor fan, set in stainless steel one and a half bowl sink with single drainer and mixer taps, space for fridge freezer, fully tiled floor, part tiled walls, uPVC double glazed window to side and rear, uPVC double glazed external door to rear.

FIRST FLOOR

LANDING

Staircase to second floor.

BEDROOM 2 5.08m x 3.58m (16'8" x 11'9")

UPVC double glazed window to front, radiator.

BEDROOM 3 3.18m x 3.90m (10'5" x 12'10")

UPVC double glazed window to rear, storage cupboard, radiator.

CLOAKROOM

Pedestal wash hand basin, low-level WC, radiator, uPVC double glazed window to side.

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.

SHOWER ROOM

Shower cubicle.

BATHROOM

Low level WC, pedestal wash hand basin, panelled bath, shower cubicle, wall mounted central heating boiler, radiator, part tiled walls, uPVC double glazed window to side.

SECOND FLOOR

HALF LANDING

UPVC double glazed window to side.

LANDING

Access to loft.

BEDROOM 4 4.88m x 3.50m (16'0" x 11'6")

UPVC double glazed window to front, radiator.

BEDROOM 5 3.54m x 3.18m (11'7" x 10'5")

UPVC double glazed window to rear, Velux window, radiator.

EXTERNAL

FRONT

Forecourt garden.

REAR

Enclosed rear garden.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS
AGENTS. DAWSONS TEL: 01792 646060

