



## 40 Beechwood Road, Uplands, Swansea, SA2 0JD

Situated in a vibrant area and close to local amenities, early viewing is essential to fully appreciate not just location but some wonderful traditional features combined within the property. A mid terrace property comprising of lounge, diner, kitchen/breakfast room, four bedrooms, shower room, cloak room and spiral stair case to study/playroom. The property also benefits from full PVC double glazing and gas central heating, Freehold. EPC-TBC.

**Asking Price £305,000**

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## ENTRANCE

UPVC double glazed front door into:

## PORCH

Original part tiles walls, wooden glazed inner door into:

## HALLWAY

Stairs to first floor, dado rail, part coved ceiling, radiator.

## LOUNGE 5.05m x 3.83m (16'7" x 12'7")

UPVC double glazed bay window to front, wooden floors, wooden feature fireplace with tiled insert and hearth, picture rail, coved ceiling, radiator, oak flooring.

## DINNING ROOM/BEDROOM 4.17m x 3.02m (13'8" x 9'11")

UPVC double glazed window to rear, wooden flooring, picture rail, coved ceiling, Radiator, oak flooring.

## KITCHEN/BREAKFASTROOM 8.89m x 3.41m (29'2" x 3.41m)

Fitted with a range of modern wall and base units with complimentary work surface over, plinth lighting, set in enamelled double bowl sink and drainer with mixer tap, space for washing machine and fridge freezer, gas range cooker with 5 ring hob, double oven and grill, chimney style cooker hood, coved ceiling, laminate flooring, storage cupboard, part tiled walls, two radiators, uPVC double glazed windows and uPVC external door to side.

## FIRST FLOOR

### LANDING

Spiral stair case to second floor, dado rail.

## BEDROOM 1 4.94m x 4.91m (16'2" x 16'1")

UPVC double glazed bay to front, uPVC double glazed window to front, radiator, picture rail, coved ceiling.

## BEDROOM 2 4.18m x 3.01m (13'9" x 9'11")

UPVC double glazed window to rear, wooden flooring, radiator, feature fireplace.

## CLOAKROOM

Two price suite comprising low-level WC, wall mounted wash hand basin, splash back wall tiling, uPVC double glazed window to side.

## SHOWER ROOM

Three piece suite comprising double shower, vanity wash hand basin, low-level WC, chrome towel rail, fully tiled walls, spotlighting, tiled flooring.

## BEDROOM 3 2.47m x 2.04m (8'1" x 6'8")

Wooden window to side, radiator, cupboard housing wall mounted combination boiler.

## BEDROOM 4 3.91m x 3.04m (12'10" x 10'0")

UPVC double glazed French doors to rear, wooden flooring, radiator.

## SECOND FLOOR

### OFFICE/PLAYROOM

Two skylight windows to rear, eaves storage, laminate flooring, spot lighting.

## EXTERNAL

### FRONT

Steps to forecourt garden.

### REAR

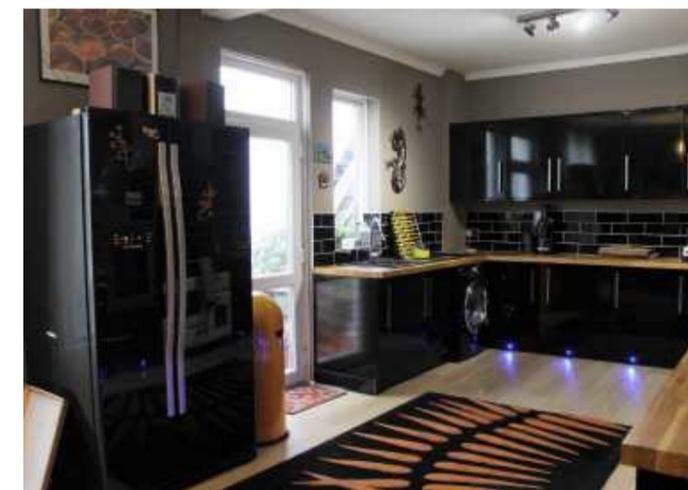
Steps to enclosed rear garden with decking area, further paved patio, pedestrian access.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** TBC

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



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.