

FOR SALE

£345,000 Freehold



# Beechwood Road, Uplands, Swansea, West Glamorgan SA2 0JD

- Beautiful Period Property
- Three Bedroom Family Home
- Bathroom with Shower & Shower Room
- Decked Sun Terrace
- Mid Terrace
- Two Reception Rooms
- Tenure: Freehold
- Council tax: Band E



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## PROPERTY DESCRIPTION

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Bay is delighted to offer for sale, this elegant period three bedroom family home. A much sought after address within walking distance of both Brynmill and Singleton Park, this charming bay fronted terrace property is set over two floors and briefly comprises, hallway, living room with bay window, sitting room, modern fitted kitchen/dining room, utility room and downstairs shower room. The first floor comprises three bedrooms, the main bedroom with bay window and rear bedroom currently set up as a sitting room and opening onto a decked sun terrace, and a bathroom with freestanding bath and shower enclosure. The property has a forecourt to front and rear patio with enclosed decked sun terrace. Detached garage to rear of property adjacent to sun terrace. Gas central heating. Viewing is essential to fully appreciate the size and specification of this lovely home. Well positioned for the vibrant Uplands with its selection of bars and restaurants, and convenient for Singleton Hospital. Virtual viewing video available! Council Tax: Band E EPC Rating: D. Freehold.





## ROOM DESCRIPTIONS

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### Hallway

Entrance door leading to entrance hall with tiled flooring and ceiling light fitting. Glass paneled door to main hallway with hardwood flooring and ceiling light fitting. Staircase with carpet runner to first floor. Two storage cupboards under stairs, one housing electricity meter. Radiator.

### Living Room

4.949m x 3.748m (16' 3" x 12' 4") [Measurements taken to furthest point of room and into bay window]  
Hardwood flooring. Ceiling light fitting. Two radiators. White uPVC surround double glazed bay window to front. Fireplace.

### Dining Room

5.236m x 3.748m (17' 2" x 12' 4") [Measurements taken to furthest point of room and into window space]  
Hardwood flooring. Ceiling light fitting. Two radiators. White uPVC surround double glazed window to rear, overlooking inner courtyard. Skylight window. Fireplace.

### Kitchen/Breakfast Room

3.320m x 4.805m (10' 11" x 15' 9") [Measurements taken to furthest point of room]  
Tiled flooring. Two sets of pendant ceiling light fittings. Partial splash-back wall tiling in white. stainless steel base units with complimentary hardwood work surface, incorporating white Belfast sink and a half, integrated dishwasher, space for oven and space for fridge/freezer. Radiator.

### Utility Room

3.320m x 2.05m (10' 11" x 6' 9") [Measurements taken to furthest point of room]  
Tiled flooring. White uPVC surround double glazed window and door to rear patio. Ceiling light fitting. Radiator. Wall and base units in cream with laminate work surface and integrated stainless steel sink and drainer unit with mixer tap. Plumbed for washing machine.

### Shower Room

1.280m x 3.320m (4' 2" x 10' 11") [Measurements taken to furthest point of room]  
Hardwood flooring. Recessed ceiling spotlights. Walk-in shower enclosure with fixed glass screen. Wash hand basin in vanity unit. Low level WC with button flush. Radiator. Tiled walls behind shower. Two white uPVC surround double glazed windows. Cupboard housing boiler. .

### First Floor Landing

Two tier landing with hardwood flooring. Two ceiling light fittings. Two radiators.

### Main Bedroom

5.087m x 4.899m (16' 8" x 16' 1") [Measurements taken to furthest point of room and into bay window]  
Hardwood flooring. Ceiling light fitting. White uPVC surround double glazed bay window to front. Two radiators. Fireplace.

### Bedroom 2

2.980m x 4.020m (9' 9" x 13' 2") [Measurements taken to furthest point of room]  
Hardwood flooring. Ceiling light fitting. White uPVC surround double glazed window to rear, overlooking courtyard. Radiator. Fireplace. Built-in storage cupboard.

### Bedroom 3

4.110m x 3.315m (13' 6" x 10' 11") [Measurements taken to furthest point of room]  
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed French doors, opening onto decked sun terrace. Radiator. Fireplace.

### Bathroom

2.287m x 4.815m (7' 6" x 15' 10") [Measurements taken to furthest point of room and into cupboard space]  
Hardwood flooring. Recessed ceiling spotlights. White uPVC surround double windows to side with privacy glass. Heated towel rail. Built-in storage cupboard. Four piece suite comprising, shower enclosure with sliding glass door, freestanding bath, low level WC, and pedestal wash hand basin.

### External

Enclosed, gated decked sun terrace to rear and tiered paved area, leading to garage.

### Tenure & Utilities

Tenure: Freehold  
Council Tax: Band E



# FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Bay Estates & Lettings Agents

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