



## The Grove, Uplands, Swansea, SA2 0QS

Asking Price: £425,000

- Three Bedroom Family Home
- Fitted Kitchen/Family Room
- Detached Garage & Gardens
- Lounge & Dining Room
- Downstairs Shower Room & Upstairs Bathroom
- Detached Garage & No Onward Chain



**Entrance Porch**

Part opaque glazed front door, glazed door to:-

**Entrance Hall**

Stairs to first floor landing, radiator, door to:-

**Lounge**

3.71m x 3.43m (12' 2" x 11' 3") Front aspect glazed bay window, feature fire place, underfloor heating

**Dining Room**

3.78m x 3.43m (12' 5" x 11' 3") Feature fire place, underfloor heating, storage cupboard under stairs, doorway to:-

**Kitchen/Family Room**

9.32m x 4.07m (30' 7" x 13' 4") six velux windows, rear aspect bi fold doors to garden, range of eye and base level cupboards, built in double oven, built in five ring gas hobs, built in fridge freezer, built in dishwasher, built in washing machine, built in tumble dryer, built in single fridge, underfloor heating, door to:-

**Shower Room**

Three piece suite comprising of, tile and glazed double shower cubicle, WC, wash hand basin

**First Floor Landing**

Split level landing, stairs to loft room, radiator, doors to:-

**Bedroom One**

4.33m (into wardobes) x 3.76m (14' 2"(into wardobes) x 12' 4") Front aspect glazed window, range of built in wardobes, radiator

**Bedroom Two**

3.69m x 2.72m (12' 1" x 8' 11") Rear aspect glazed window, radiator

**Bedroom Three**

2.49m x 2.26m (8' 2" x 7' 5") Rear aspect glazed window, radiator

**Bathroom**

Side aspect opaque glazed window, three piece suite comprising of, p-shed bath with mixer taps and rain shower over, vanity wash hand basin with mixer taps and storage under, WC, heated towel rail

**Loft Room**

4.20m x 4.07m (13' 9" x 13' 4") Front aspect glazed window, eaves storage

**Garage**

6.5m x 5.5m (21' 4" x 18' 1") Double opening glazed doors with flanking glazed windows, electric roller door, power and lighting

**Outside**

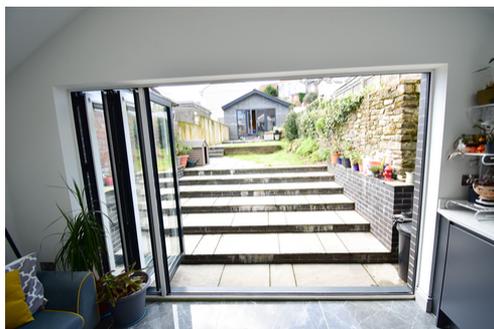
Enclosed and secure rear tiered garden with patio, lawend area leading to the detached garage.

**Tenure**

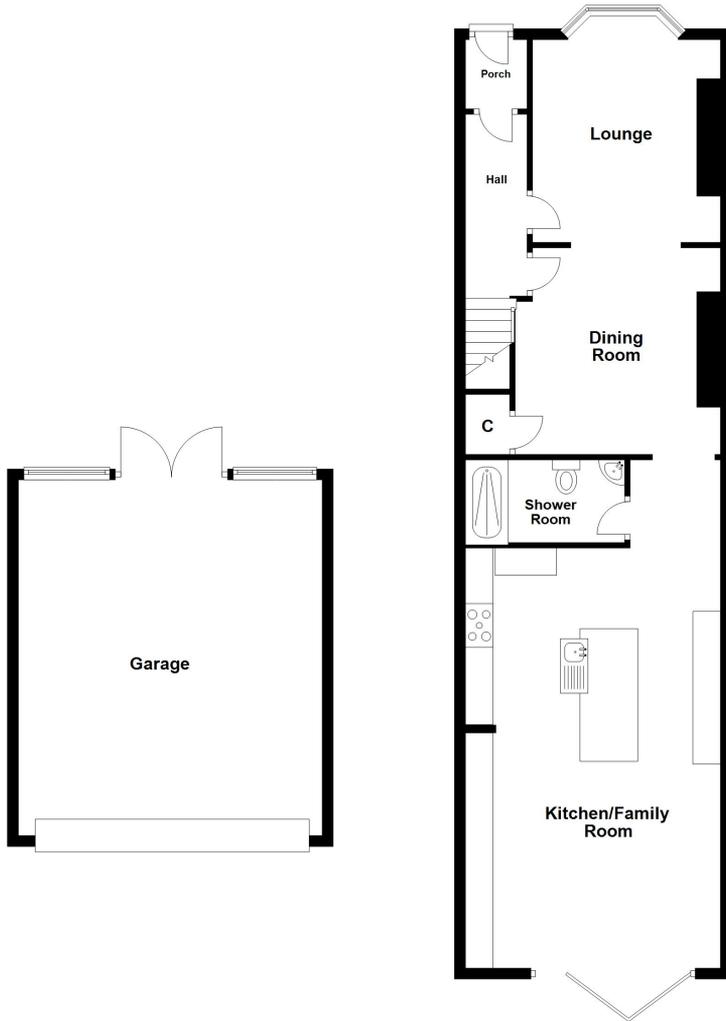
We believe the property to be leasehold

**Disclaimer**

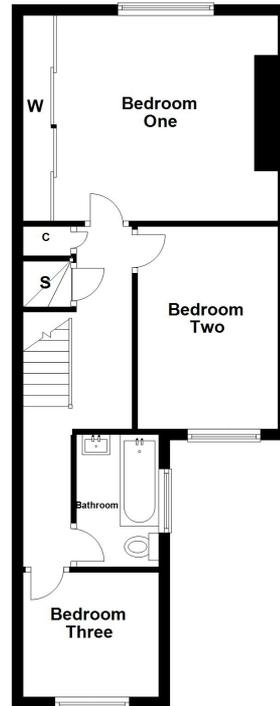
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers



Ground Floor



First Floor



Second Floor

