



**37 Hawthorne Avenue, Uplands, Swansea,
SA2 0LY**

Asking Price: £300,000

- Newly refurbished
- Close To all Local Shops And Amenities
- Desirable Area Of Swansea
- Period End of Terrace Property
- 4 Double Bedrooms
- Sea Views
- Low Maintenance Rear Garden



Entrance

Entered via double glazed Upvc front door giving access to:-

Hallway

Herringbone style flooring , under stair storage, storage cupboard housing gas combi boiler , staircase giving access to the first floor

Lounge

3.58m x 7.16m (11' 9" x 23' 6")

With light oak herringbone style flooring, double glazed bay window to front aspect , double glazed window to rear

WC

low level wc with built in wash hand basin unit , towel rail radiator, tiled flooring , spot lighting , double glazed window to rear

Dining room

2.64m x 3.41m (8' 8" x 11' 2")

Herringbone style flooring, bay window to front , open aspect to :-

Kitchen

2.64m x 3.41m (8' 8" x 11' 2")

An extremely well presented and modern fitted kitchen with a selection of matching base and wall units and drawer space in light grey with colour coordinated roll top work surface space and preparation area incorporating composite sink unit with black finish hot and cold mixer tap over, plumbing for automatic washing machine, space for tumble dryer built in fan assisted electric oven, 4 ring induction hob, extractor canopy over, built in cupboard space for microwave oven, light oak Herringbone style effect flooring, spot lighting, double glazed window to rear, part glazed Upvc door to rear garden

First Floor Landing -

With attic hatch, doors to:-

Bathroom

2.43m x 1.61m (8' 0" x 5' 3") A three piece modern suite in white comprising panel bath with chrome shower over and glazed side screen, vanity wash hand basin with low level W.C, Tiled walls, inset spot lighting and double glazed frosted window to rear aspect

Bedroom 1

3.50m x 3.36m (11' 6" x 11' 0")

With double glazed window to the rear , sea views over mumbles head

Bedroom 2

4.72m x 2.92m (15' 6" x 9' 7")

With double glazed window to front

Bedroom 3

3.44m x 2.97m (11' 3" x 9' 9")

With double glazed window to front

Bedroom 4

2.71m x 3.34m (8' 11" x 10' 11")

With double glazed window to the rear with sea views over Mumbles head

External

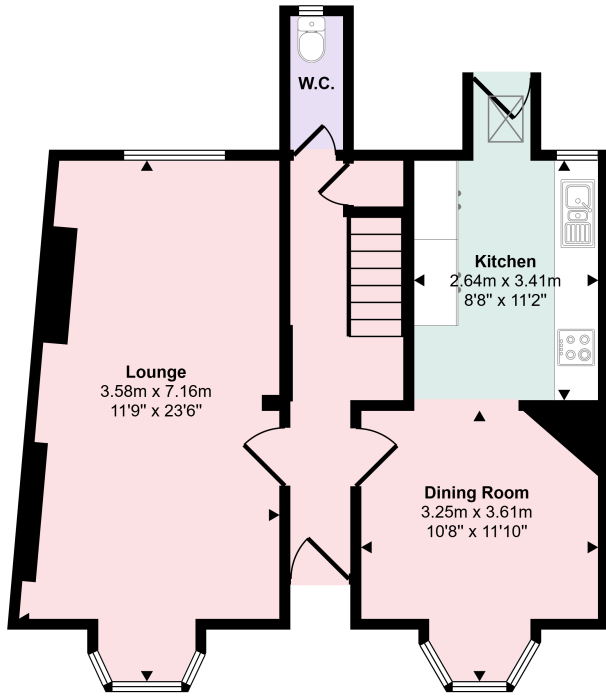
To the front of the property Is side access to the rear garden , a paved area suitable for parking . To the rear there enclosed small garden with patio and decked area with undercover storage and outside tap

Disclaimer

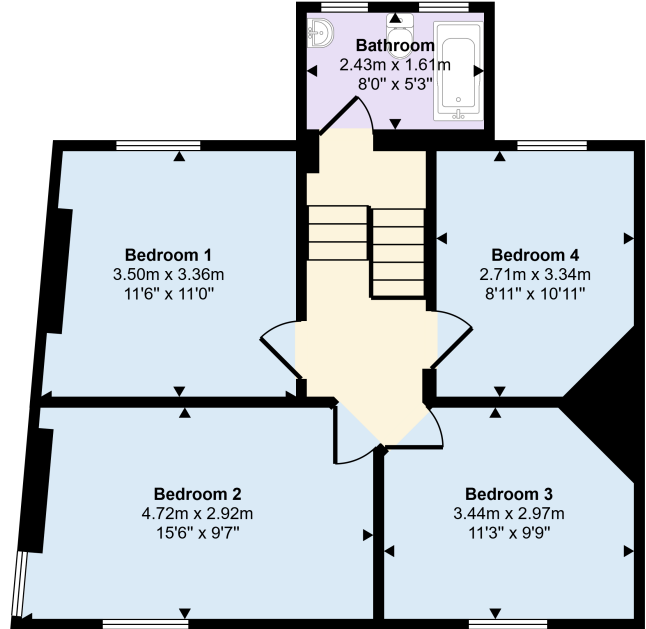
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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 adviser.



Approx Gross Internal Area
109 sq m / 1177 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft



First Floor
Approx 57 sq m / 609 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	

