

35 Hawthorne Avenue, Uplands, SA2 0LR



A fabulous double fronted Victorian home arranged over four floors offering 4/5 bedrooms, three receptions, kitchen/family room opening onto the rear garden and stunning views over Swansea Bay!

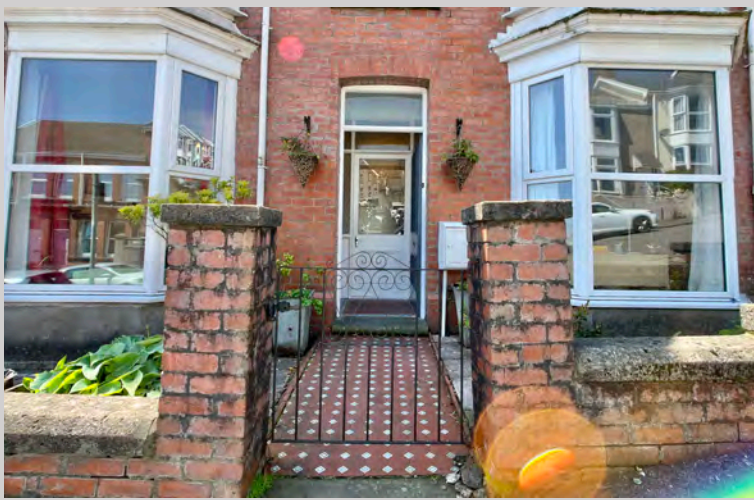
The property offers 2,256sqft of living space which is in good condition throughout, with high ceilings, grand windows and beautiful Victorian detail throughout.

Nestled in the heart of Uplands, one of Swansea's most vibrant neighbourhoods with a host of bars, restaurants and parks only a short walk away.

The house is being sold with no chain.

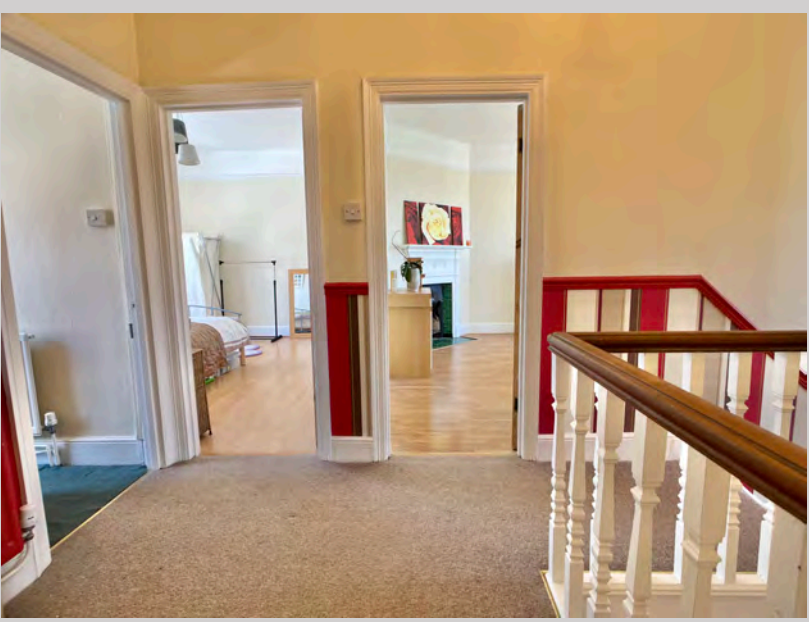


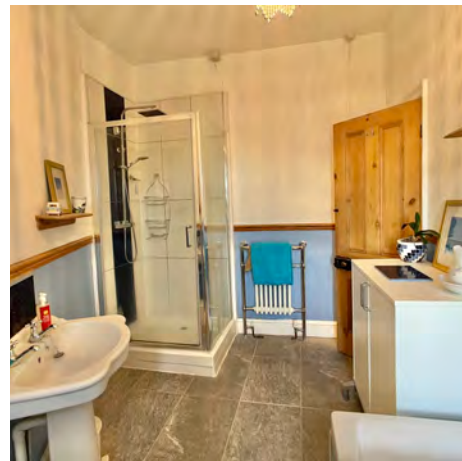
£375,000 FREEHOLD



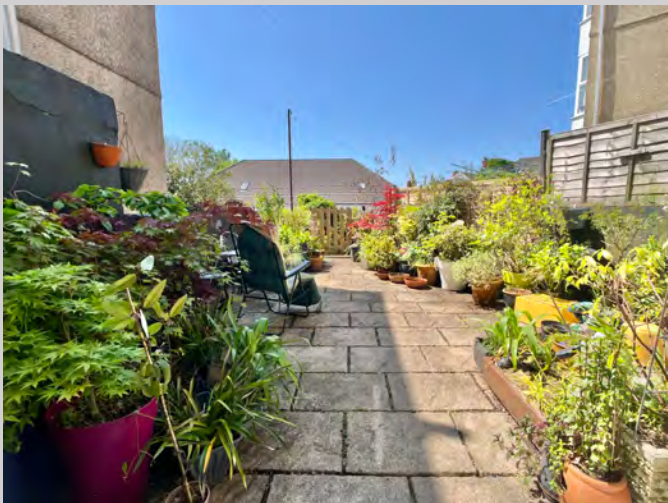




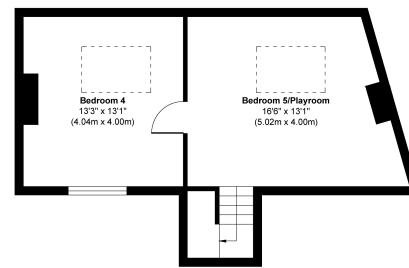




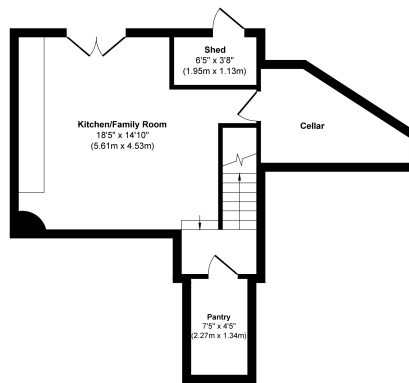




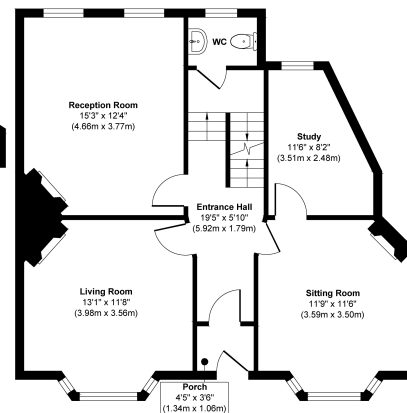
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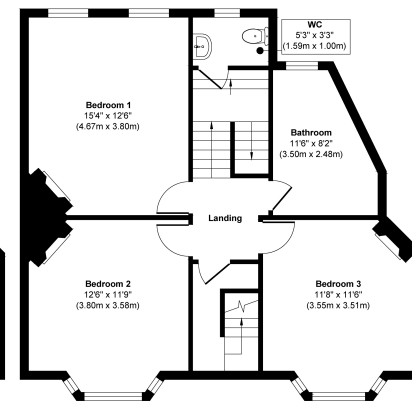
Loft
Approximate Floor Area
395 sq. ft
(36.74 sq. m)



Lower Ground Floor
Approximate Floor Area
391 sq. ft
(36.41 sq. m)



Ground Floor
Approximate Floor Area
734 sq. ft
(68.25 sq. m)



First Floor
Approximate Floor Area
735 sq. ft
(68.45 sq. m)

Approx. Gross Internal Floor Area 2256 sq. ft / 209.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The property is FREEHOLD

The property is connected to all mains services and the central heating is fired by gas.

The council tax is Band E (£2,467p.a.)

The EPC rating is TBC

Accessed via a walled front garden with a fantastic original tessellated tiled path which leads up to the front door.

The original tiling follows into the porch with a beautiful ornate glazed door leading into the entrance hall. From here the stairs rise to the first floor and down to the lower ground. On the left hand side of the entrance hall there is a reception room to the front of the property with a floor to ceiling bay window and original working fireplace, to the rear of the house there is another reception with large windows overlooking the rear garden and on to Swansea bay.

To the right of the hall there is another reception room to the front of the house with a study located behind it.

On the way down to the lower ground floor there is a WC. On the lower ground level there is a spacious kitchen family room with French windows leading out to the pretty rear garden. Also on this level there is a pantry to the front of the house, a cellar and a shed to the rear.

On the first floor there are three double bedrooms, a bathroom and a separate WC. All the bedrooms have large windows, high ceilings and Victorian features.

On the second floor there is a loft conversion which offers a fourth double bedroom and a sitting room that could be utilised as a fifth bedroom.



This is a wonderful location in Swansea, with Singleton Park 700 metres away and Cwmdonkin Park and Brynmill Park are both under 300 metres away. The sea front is (0.9miles), all the social amenities of Uplands are only 300 metres away, or the shops at Sketty Cross are 0.5miles.

Singleton Hospital and Swansea University are both under a mile and all the employment and amenities of the city centre are 2.5miles.

The sea front promenade offers a flat walk into Swansea or west to Mumbles 3.5miles.

The Wales National Pool and the Taliesin Arts Centre are both around a mile from the property.

Uplands is central to much of the night life, parklife and beach life that Swansea has to offer!

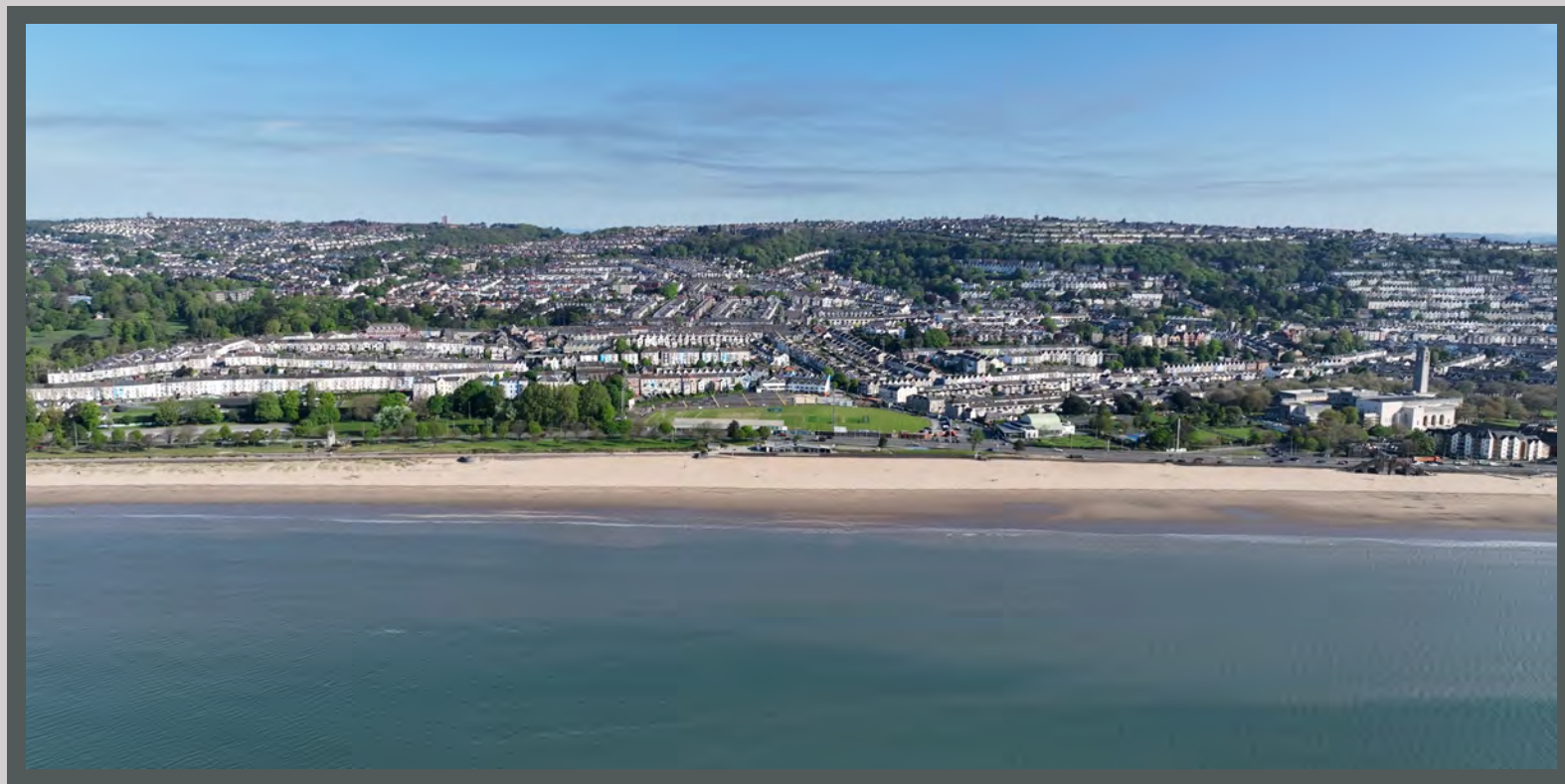




01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

