



34 Hawthorne Avenue, Uplands, Swansea, SA2 0LR

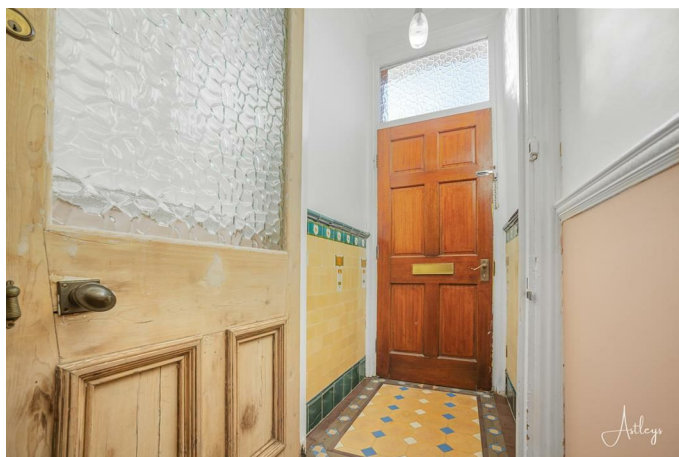
£270,000

We are pleased to offer for sale this beautifully maintained terraced home that offers the perfect blend of comfort, space and convenience. Ideal for first time buyers and growing families, this home spans an impressive 1,184 square feet, providing ample room to create a lifetime of cherished memories. The property features two bright and welcoming reception rooms, perfect for entertaining guests or enjoying quality time with loved ones. The three bedrooms provide plenty of space for rest and relaxation, with a well appointed bathroom and separate WC. The layout of the home offers a seamless flow between living spaces, making it equally suited for social gatherings and quiet evenings at home. Located near the vibrant heart of Swansea, residents will enjoy convenient access to a variety of amenities, including local shops, parks and well regarded schools, all just a short distance away. The Uplands area offers a delightful mix of independent eateries and shops. This property is more than just a house it's a warm and inviting home, ready for you to make your own. With its superb location, spacious interior, and welcoming charm, this terraced house is a fantastic opportunity to establish roots in one of Swansea's most desirable areas.

The Accommodation Comprises

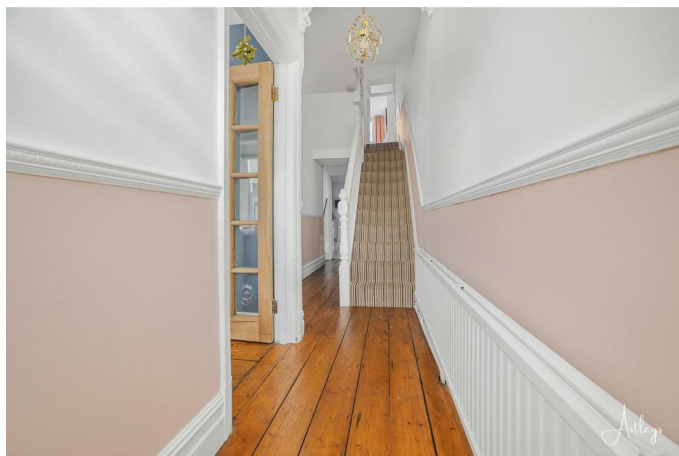
Ground Floor

Porch



Entered via door to front, tiled flooring, half tiled walls, door leading into the hallway.

Hall



Dao rail, stripped flooring, staircase leading to first floor, side door to garden, radiator.

Living Room 12'3" x 12'7" (3.74m x 3.83m)



The lounge features a charming sash bay window to the front, allowing natural light to fill the space. It boasts stripped flooring, coving to the ceiling and a picture rail adding character and style and radiator.

Dining Room/Study 10'6" x 10'6" (3.20m x 3.21m)



The dining room offers patio double doors leading to the garden, seamlessly blending indoor and outdoor living. It features stripped flooring, coving to the ceiling and a radiator, creating a stylish and comfortable space for dining and entertaining.

Kitchen/Breakfast Room 17'7" x 9'8" (5.35m x 2.94m)



The kitchen/breakfast room is fitted with a matching range of wall and base units with worktop space over and tiled splashbacks. It features a 1.5 bowl stainless steel sink and provides space for a fridge/freezer, dishwasher, washing machine, tumble dryer, and cooker. A wall mounted boiler, ceiling spotlights, natural light enters through a double glazed window to the side and patio double doors that open to the garden. The room is completed with tiled flooring and a radiator, offering a practical yet stylish space for daily use.

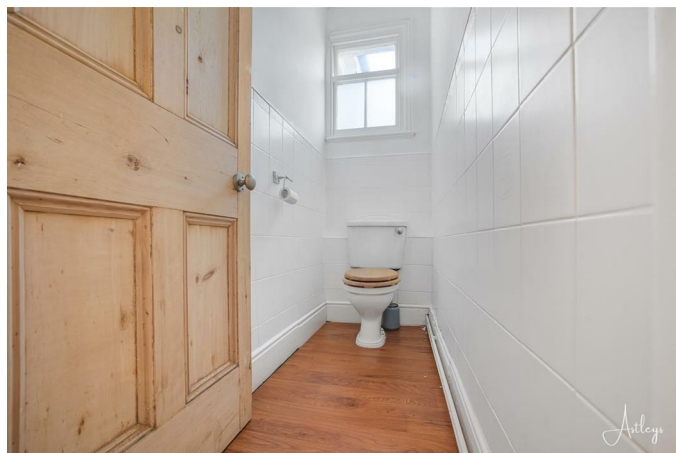
Another Aspect Of The Kitchen/Breakfast Room



First Floor

Landing

WC



Single glazed window to side, fitted with WC.

Bathroom



Fitted with two piece suite comprising a bath with shower over and wash hand basin, double glazed window to side, heated towel rail.

Bedroom 1 12'4" x 16'4" (3.75m x 4.99m)



The master bedroom features three sash windows to the front, allowing plenty of natural light to flood the room, coving to ceiling with radiator.

Bedroom 2 10'6" x 10'6" (3.20m x 3.19m)



Single glazed sash window to rear, coving to ceiling, storage cupboard, radiator.

Bedroom 3 10'2" x 9'9" (3.10m x 2.98m)

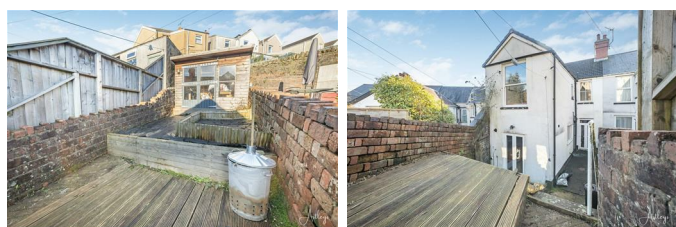


Double glazed sash window to rear, radiator.

Aerial Images



External



To the exterior of the property, there are steps leading to the front door, accompanied by a small forecourt garden. The rear garden is tiered with steps leading up to a decking area, perfect for outdoor relaxation, and includes a garden shed for additional storage.

Agents note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter.

Mobile coverage - EE, Vodafone, Three, O2

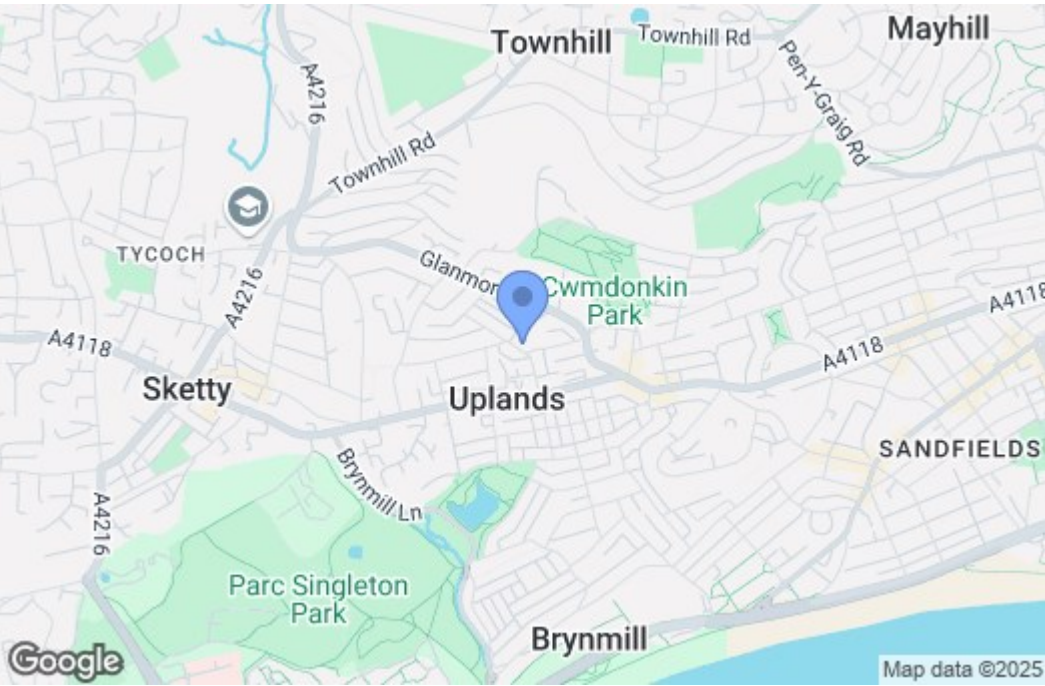
Broadband - Basic 8 Mbps, Superfast 75 Mbps, Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

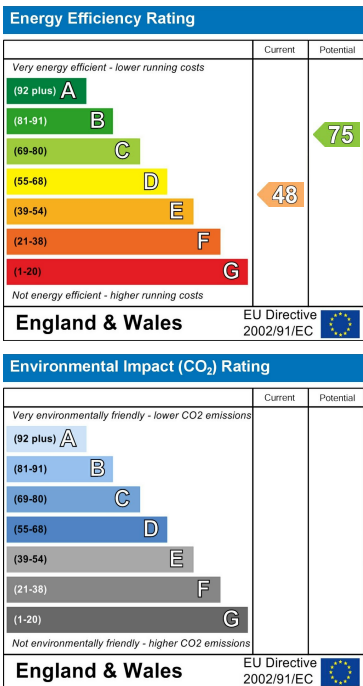
Floor Plan



Area Map



Energy Efficiency Graph



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