



## 4 Long Oaks Avenue, Uplands, Swansea, SA2 0LE

**£315,000**

no chain opportunity to acquire a spacious three-bedroom semi-detached family home, extending to approximately 1,431.60 sq ft, in one of Swansea's most sought-after areas. Combining versatile living space with a practical layout, this property is ideal for families seeking comfort and convenience in a vibrant neighbourhood. The ground floor comprises an entrance porch leading to a welcoming hallway, a front-facing lounge with bay window, and a rear-facing dining/family room with bay window. The breakfast room connects seamlessly to a newly fitted kitchen, creating a natural flow for family life and entertaining. Upstairs, there are three bedrooms, a study, an en-suite off the master bedroom and a newly fitted family bathroom, providing flexible accommodation for a growing family. Externally, the front of the property features steps leading up to the main entrance and along the side, offering convenient access through to the rear. The rear garden is arranged over three levels, with multiple sitting areas and well-maintained lawned sections, making it a versatile and attractive outdoor space for relaxation and entertaining. Located in the heart of Uplands, the property benefits from proximity to a wide range of local amenities, including shops, cafés, bars, and restaurants, all within walking distance. Excellent schools and recreational facilities are nearby, while Swansea City Centre and the scenic Mumbles are only a short drive away, offering further leisure, dining, and cultural options. This property represents an ideal family home in a highly desirable area, viewing is recommended to fully appreciate its space, layout, and potential.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via door to front with a double glazed window to front, tiled flooring, stained glass window and door leading into the hallway.

#### Hall



Staircase to first floor, coving to ceiling, radiator.

**Lounge 14'0" (into bay) x 12'0" (4.27m (into bay) x 3.66m)**



Double glazed bay window to front, fireplace, coving to ceiling, two radiator.

**Dining/Family Room 15'6" (into bay) x 12'0" (4.73m (into bay) x 3.68m)**



Double glazed bay window to rear, feature fireplace, ornamental plate rack, coving to ceiling, radiator.

**Breakfast Room 12'0" x 8'0" (3.65m x 2.43m)**



Radiator, door to leading into the kitchen and WC.

## WC



Two piece suite comprising, wash hand basin and WC.

**Kitchen/Breakfast Room 15'8" x 9'4" (4.77m x 2.84m)**



Newly fitted kitchen with a wall and base units with worktop space over 1+1/2 bowl sink unit, tiled splashbacks, space for fridge/freezer and washing machine, built-in eye level electric oven, four ring gas hob with extractor hood over, tiled flooring, ceiling spotlights, double glazed window to side and door to the garden.

## First Floor

### Landing

**Bedroom 1 10'6" x 12'0" (3.20m x 3.65m)**



Double glazed window to front, radiator, door to the en-suite.

## En-suite



Three piece comprising wash hand basin, shower cubicle and WC.

**Bedroom 2 10'2" x 11'5" (3.11m x 3.47m)**



Double glazed window to rear, radiator.

### Bedroom 3 11'11" x 8'11" (3.64m x 2.71m)



Double glazed window to rear, radiator.

### Study 5'3" x 8'1" (1.61m x 2.46m)

Double window to front.

### Bathroom



New fitted three piece suite comprising bath with shower over, wash hand basin and WC. Heated towel rail, access to loft, double glazed window to side.

### External

Externally, the front of the property features steps leading up to the main entrance, as well as to the side of the property, providing convenient access through to the rear.

The rear garden is arranged over three levels, combining multiple sitting areas with well-maintained

lawned sections, creating a versatile and attractive outdoor space for relaxation and entertaining.

### Aerial Images



### Agents Notes

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

Parking - On Street

Mobile coverage - EE Vodafone Three O2

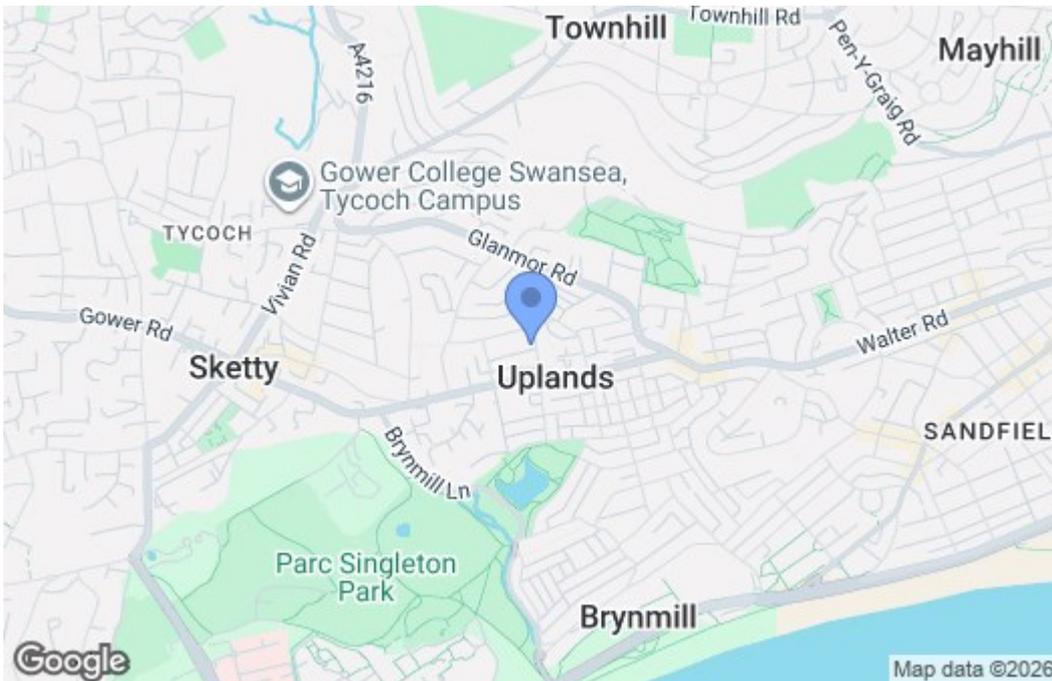
Broadband -Basic 13 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

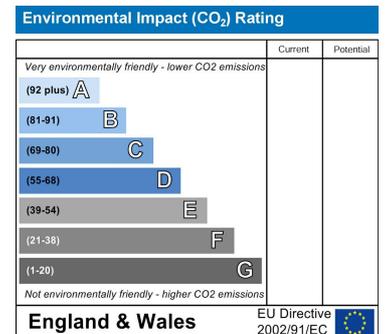
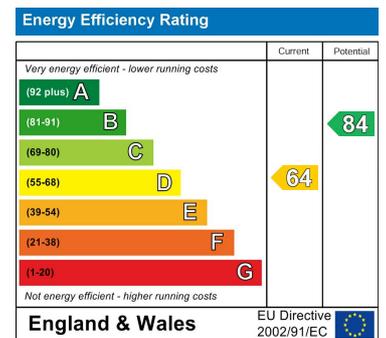
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.