12 Hazel Road

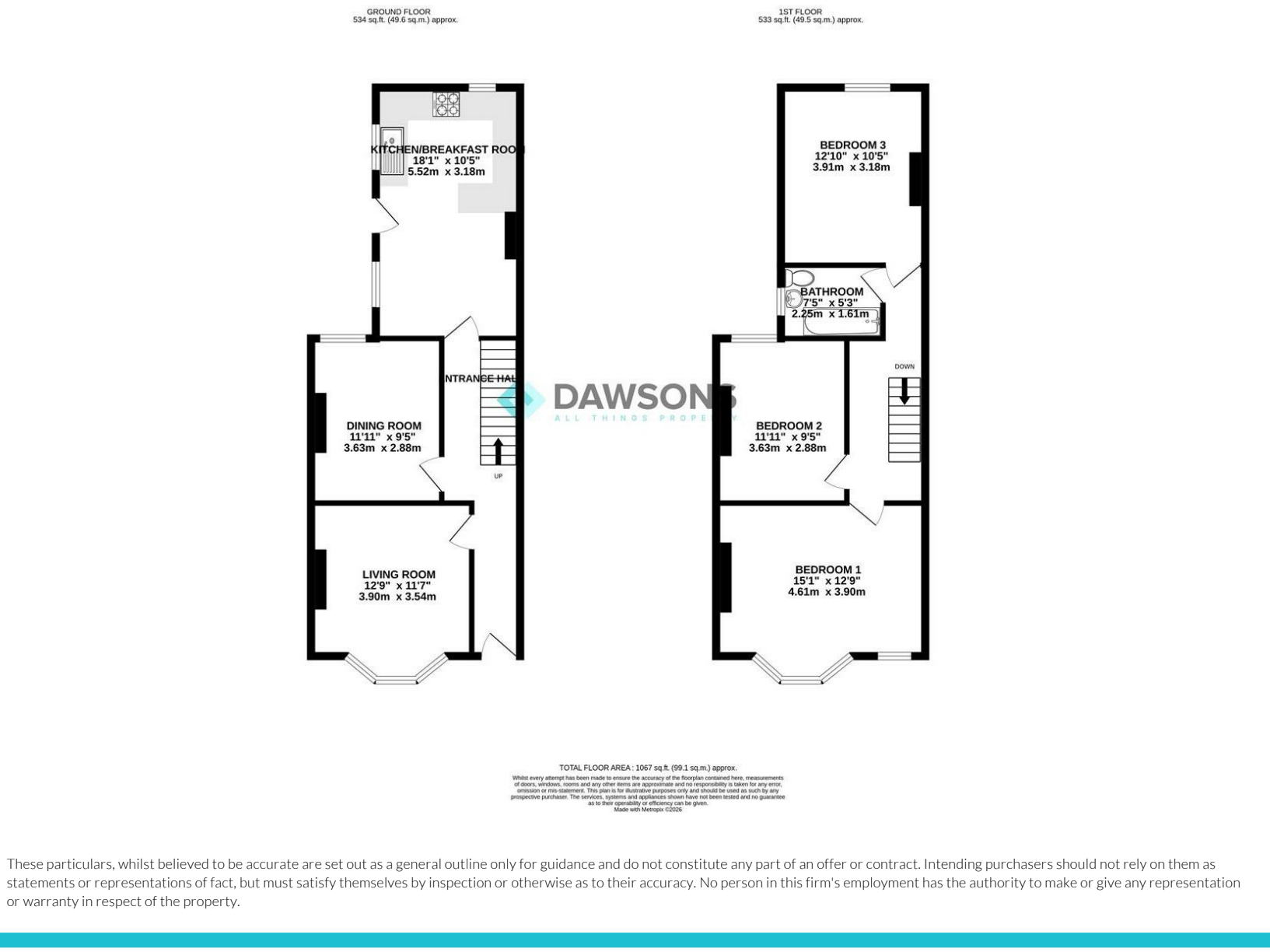
Uplands, Swansea, SA2 0LX

Asking Price £240,000

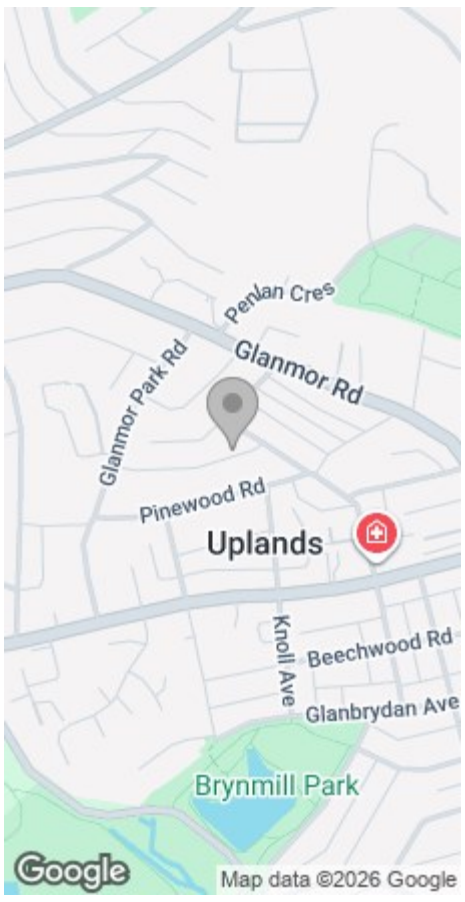
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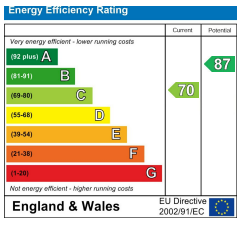
FLOOR PLAN



AREA MAP



EPC



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 or representations 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.

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GENERAL INFORMATION

NO CHAIN! Dawsons are delighted to offer for sale this beautifully refurbished mid-terrace property, situated in the highly sought-after area of Uplands. Full of charm and original features, this spacious home offers a superb opportunity for families, first-time buyers or investors alike.

Recently renovated throughout, the property benefits from a brand new Magnet fitted kitchen boasting integrated dishwasher, cooker and induction hob. The bathroom has also been newly refurbished, and a gas combi boiler (installed approximately 1 year ago) provides efficient modern heating. New flooring and freshly painted gallery-white walls throughout create a bright, neutral finish, offering a perfect blank canvas to put your own personal stamp on. The property is also considered turn-key ready.

The accommodation briefly comprises an entrance hallway, lounge, dining room and kitchen/breakfast room to the ground floor. To the first floor are three generous bedrooms and a modern family bathroom.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor seating and easy upkeep.

Ideally located close to Swansea University, Singleton Hospital, Brynmill Park and the vibrant Uplands area with its wide selection of bars, restaurants, shops and amenities, as well as Swansea City Centre.

Viewing is highly recommended to fully appreciate this stunning home and everything it has to offer.



FULL DESCRIPTION

GROUND FLOOR

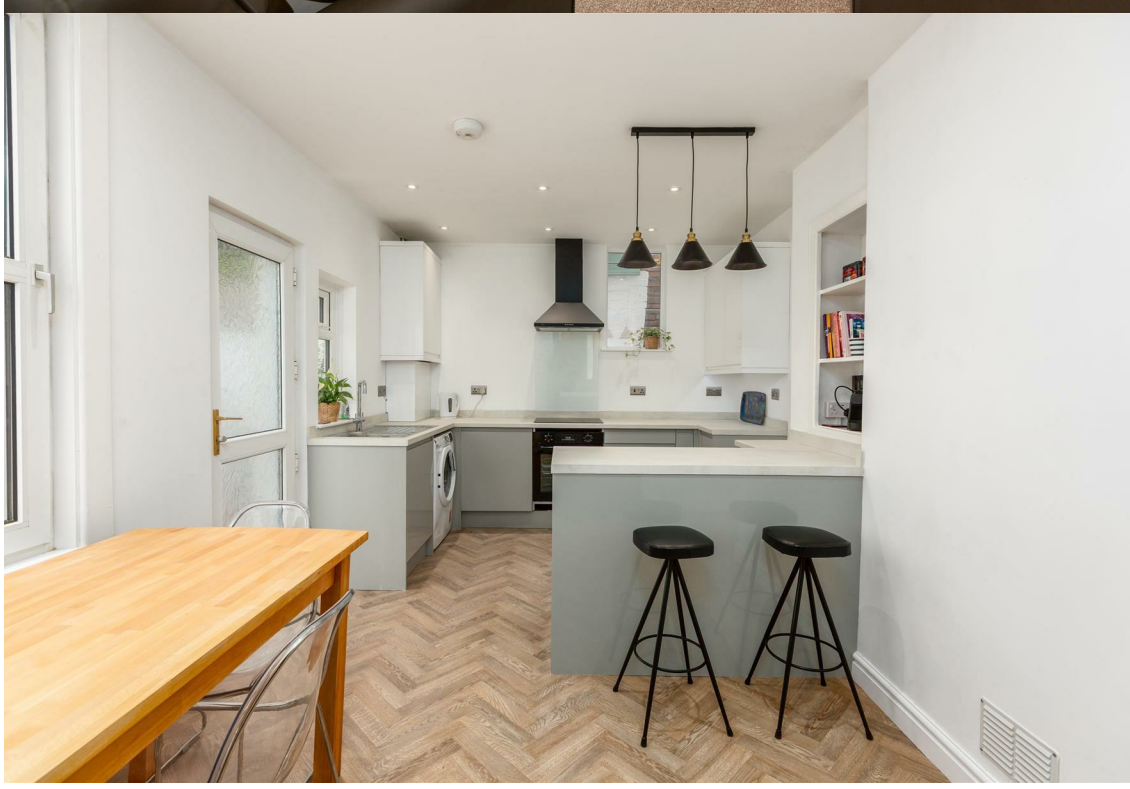
ENTRANCE HALLWAY



LIVING ROOM
12'9" x 11'7" (3.90m x 3.54m)

DINING ROOM
11'10" x 9'5" (3.63m x 2.88m)

KITCHEN/BREAKFAST ROOM
18'1" x 10'5" (5.52m x 3.18m)



FIRST FLOOR

LANDING



BEDROOM 1
15'1" x 12'9" (4.61m x 3.90m)

BEDROOM 2
11'10" x 9'5" (3.63m x 2.88m)







BEDROOM 3
12'9"x 10'5" (3.91mx 3.18m)

BATHROOM
7'4" x 5'3" (2.25m x 1.61m)

EXTERNAL

TENURE
FREEHOLD

COUNCIL TAX BANDING
D

EPC RATING
C

SERVICES
Mains gas, electric, water (billed) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage







