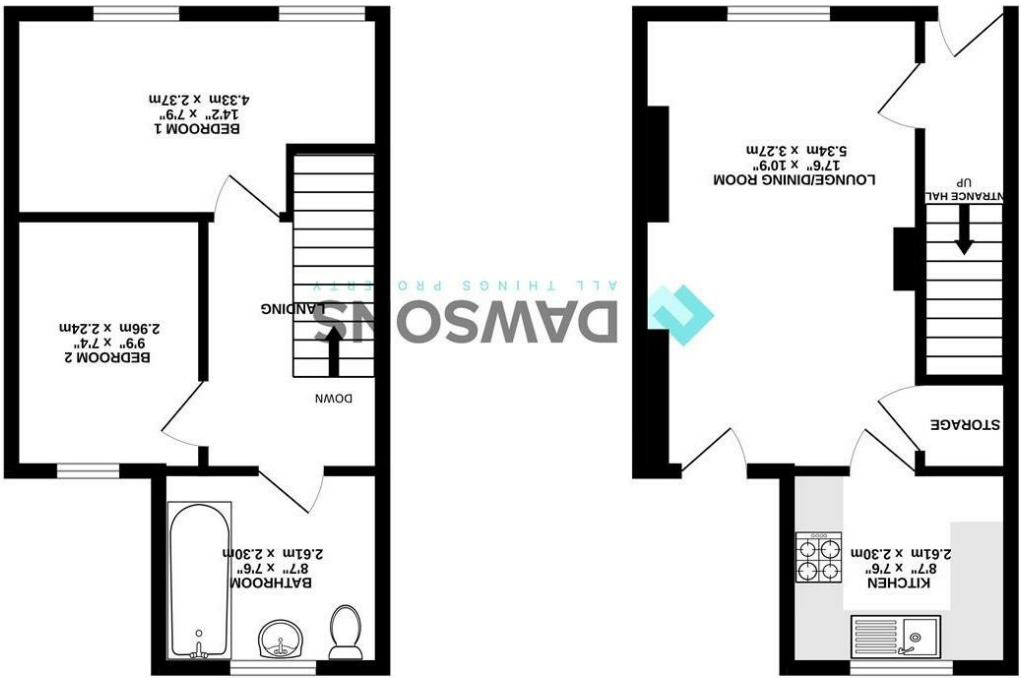


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

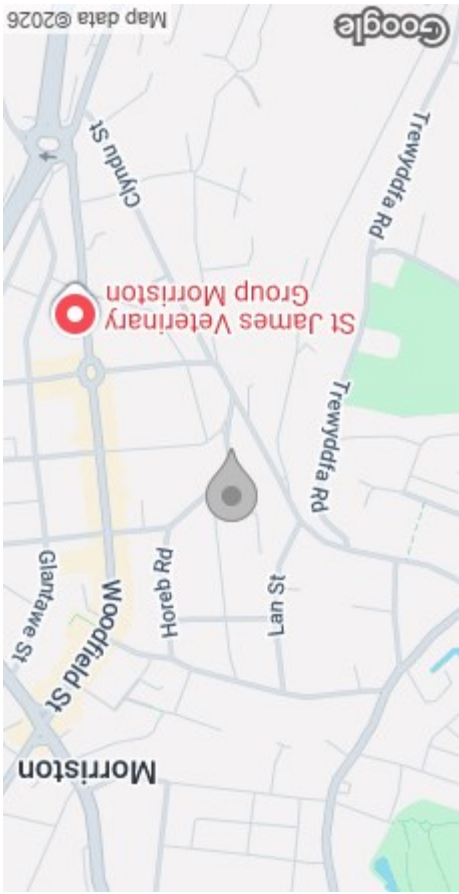
Made with Metropix v2.0.26

TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.

GROUND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



AREA MAP

FLOOR PLAN



GENERAL INFORMATION

Located in the desirable area of Uplands Terrace, Morriston, Swansea, this beautifully presented mid terrace property is an ideal opportunity for first-time buyers or savvy investors. With two well-proportioned bedrooms, fitted kitchen, stylish bathroom and a welcoming reception room, the home offers a comfortable and inviting atmosphere throughout.

The property boasts a charming courtyard garden, perfect for enjoying the outdoors or entertaining guests. Its location is particularly advantageous, being in close proximity to local amenities, including shops and services, as well as the DVLA and Morriston hospital, making it an excellent choice for those working in these institutions.

For those who require easy access to the wider region, the property benefits from excellent transport links to the M4 and Swansea city centre, making commuting a breeze.

This delightful home combines modern living with convenience, making it a must-see for anyone looking to settle in this vibrant area of Swansea. Don't miss the chance to make this lovely property your own.

FULL DESCRIPTION

Entrance

Hallway

Lounge/Dining Room
17'6 x 10'9 (5.33m x 3.28m)

Kitchen
8'7 x 7'6 (2.62m x 2.29m)

First Floor

Landing



Bedroom One
14'2 x 7'9 (4.32m x 2.36m)

Bedroom Two
9'9 x 7'4 (2.97m x 2.24m)

Bathroom
8'7 x 7'6 (2.62m x 2.29m)

External

Council Tax Band
A

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage.
Broadband - the current supplier is BT (Fibre).
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, Tesco.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

