Clee Tompkinson Francis

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14 Offices Across South Wales

Knoll Avenue
Uplands
Swansea
SA2 0JE

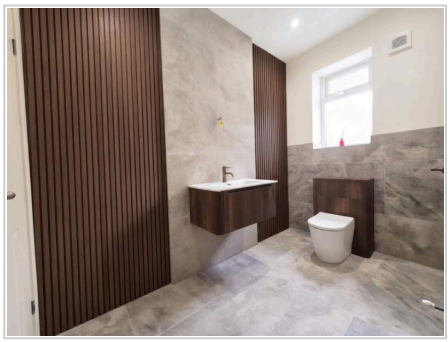
£425,000











- Prime Uplands Location: Close to Brynmill Park and the city centre.
- Extensively Refurbished: New roof, central heating, and electrics.
- Open-Plan Living: Kitchen, living, and dining area with integrated appliances
- Four Bedrooms: Includes a master bedroom with a private balcony.
- Cosy Lounge: Features a bespoke media wall and LED electric fire.
- Modern Bathrooms: Stylish family bathroom plus a ground-floor shower room.
- Enclosed Garden: Features an elevated decked sun terrace.
- No Onward Chain: Ready for a straightforward, hassle-free move.

Ref: PRM12524

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Viewing Instructions: Strictly By Appointment Only

General Description

Chain-free, extensively refurbished 4-bed semi-detached home in prime Uplands. Features an open-plan kitchen/living/dining room with bi-folds and full integrated appliances, luxury shower room, lounge with media wall & LED fire, 4 first-floor bedrooms (master with balcony), and a stylish family bathroom. Includes a new roof, central heating, electrical system and a decked rear garden. Floor area: add the total, approx. 160m² / 1,722 sq ft £2,650/m².

Accommodation

Ground Floor

Entrance Hall

Spacious and welcoming hallway with uPVC double glazed door to front, stairs to first floor with under stairs storage cupboard and further custom made cupboards, Luxury Vinyl tile flooring and radiator.

Lounge (13' 3" x 13' 3") or (4.05m x 4.05m)

Generous sized lounge with uPVC double glazed Bay window to front, beautifully fitted media wall with LED feature lighting and modern LED fire place, Luxury vinyl tiled flooring and radiator.

Shower Room (9' 5" x 5' 6") or (2.88m x 1.68m)

uPVC frosted double glazed window to side, walk in shower with overhead Rain forest style attachments, Vanity style floating style wash hand basin and fitted low level WC, beautifully tiled throughout with LED spotlighting and Vanity mirror, feature walls, built in storage cupboard housing newly installed gas combi central heating boiler and radiator.

Open Plan Living/Kitchen/Diner (17' 0" x 21' 8") or (5.19m x 6.60m)

A stunning addition to this beautifully finished home and includes: Double glazed Bi-fold doors opening out onto spacious decked Sun Terrace, Luxury Vinyl tiled flooring throughout, wood panel feature wall, LED spotlighting. Kitchen area with high specification wall and base units with Quartz worktops, Belfast sink, integrated 4-ring electric hob, oven extractor fan, fridge freezer, utility stack space to neatly store away washing machine and dryer, dish washer, kitchen Island, Chandelier style down light fitting, radiator.

First Floor

Landing: loft access, newly fitted carpet and radiator.

Bedroom 1 (14' 1" x 13' 6") or (4.29m x 4.11m)

uPVC double glazed patio doors to rear Balcony, newly fitted carpets and radiator.

Bedroom 2 (13' 1" x 11' 8") or (3.99m x 3.55m)

uPVC double glazed Bay window to front, newly fitted carpets and radiator.

Bedroom 3 (10' 11" x 10' 8") or (3.33m x 3.25m)

uPVC double glazed window to rear, newly fitted carpets and radiator.

Bedroom 4 (8' 1" x 7' 7") or (2.47m x 2.31m)

uPVC double glazed window to front, newly fitted carpets and radiator.

Bathroom (9' 7" x 6' 7") or (2.92m x 2.00m)

uPVC frosted double glazed window to side, Roll Top bath with plumbed in shower attachments, Vanity style floating style wash hand basin and fitted low level WC, beautifully tiled throughout with LED spotlighting and Vanity mirror, feature walls and radiator.

EXTERNALLY

To front: Garden frontage with pathways and access to side.

To rear: raised enclosed decked Sun Terrace which has access to the kitchen lounge dining room and can also be accessed from a further garden area to rear.

Enclosed lower garden area laid mainly to lawn.

Information

The property has certain Warranties including; roof guarantee, electrical installation certificate, central heating boiler warranty, quartz worktops guarantees.

Services

Mains Electric, Mains Gas, Mains Water, Mains Drainage

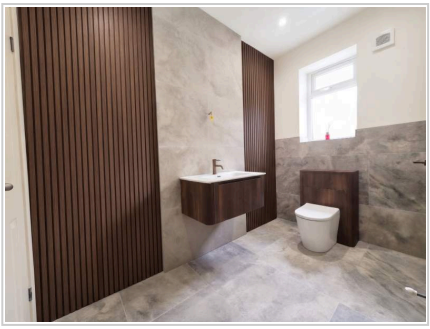
Tenure

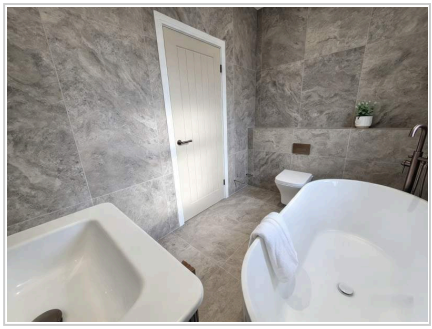
We are informed that the tenure is Freehold

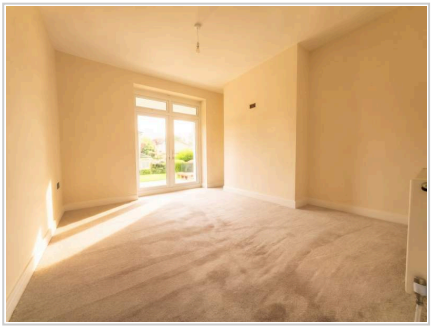
Council Tax

Band F



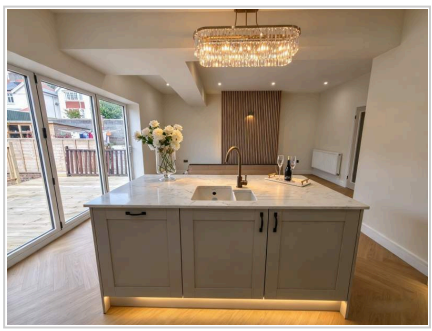




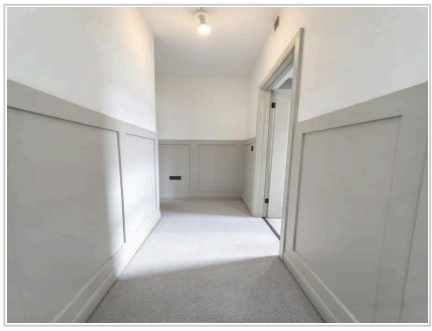















Ground Floor



First Floor



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