



## 39 Notts Gardens

Uplands, Swansea, SA2 0RU

Offers Over £275,000



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SMITHS



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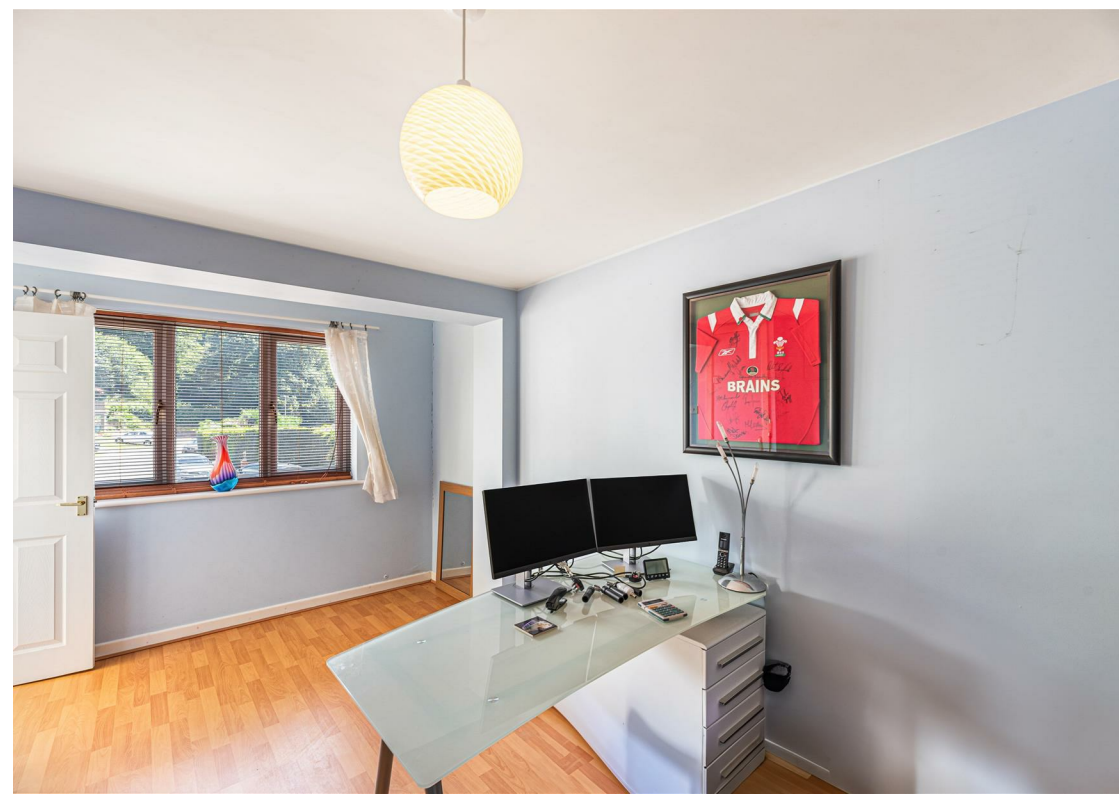
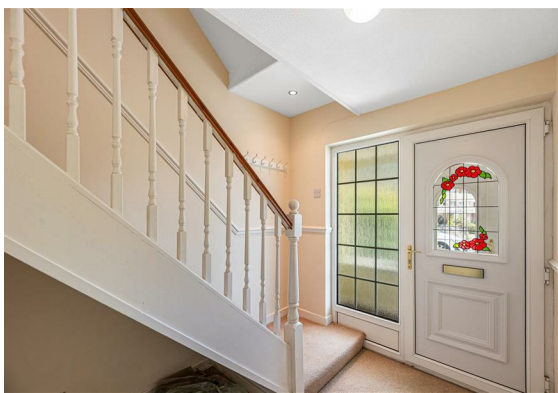
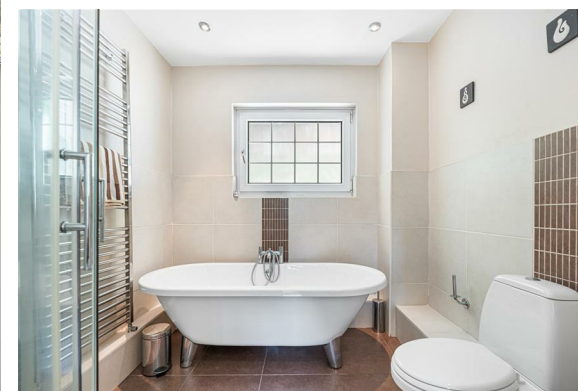
### Uplands, Swansea, SA2 0RU

HIGH DEMAND UPLANDS AREA, NO CHAIN! Tucked away in the vibrant and ever-popular Uplands, just a short walk from the beautiful Cwmdonkin Park, this stylish & versatile THREE BEDROOM three storey townhouse offers flexible modern living ideal for families of all ages. Set in an elevated position, the property enjoys sea views to the front, adding a scenic touch to daily life. The ground floor features a converted garage, now used as a dedicated home office, perfect for remote workers or anyone in need of a private, quiet workspace. This multi-use space could also be utilised as a 3RD RECEPTION ROOM or 4th BEDROOM, depending on your needs. There's also a convenient ground floor shower room and WC, making this level ideal for GUESTS or MULTI-GENERATIONAL LIVING. The first floor kitchen boasts metro tiling, integrated appliances and opens to the rear garden. The living and dining rooms offer a semi open-plan layout, with a wide opening between the two spaces that allows for a natural flow while still maintaining defined areas, suitable for cosy evenings in and larger gatherings. The top floor hosts three bedrooms and a family bathroom featuring a freestanding floor-standing tub and separate shower.

External space is low maintenance and practical with a front driveway and rear terrace, ideal for outdoor dining or relaxing. This well-presented home is perfectly placed to enjoy everything Uplands has to offer from independent shops and popular cafes to excellent local schools & green spaces, with easy transport links into the city centre and seafront. And with its far-reaching sea views to the front, this home offers the perfect mix of lifestyle, location and practicality. Call to view now!

#### Porch

10'5" x 3'6" (3.20 x 1.08)







**Office**  
15'5" x 9'3" (4.70 x 2.82)

**Hallway**  
8'6" x 7'1" (2.61 x 2.17)

**Bathroom One**  
7'10" x 3'0" (2.40 x 0.93)

**Kitchen**  
13'6" x 10'6" (4.14 x 3.22)

**Living Room**  
17'1" x 11'3" (5.21 x 3.43)

**Dining Room**  
11'6" x 9'4" (3.53 x 2.87)

**Landing**  
10'7" x 2'7" (3.24 x 0.81)

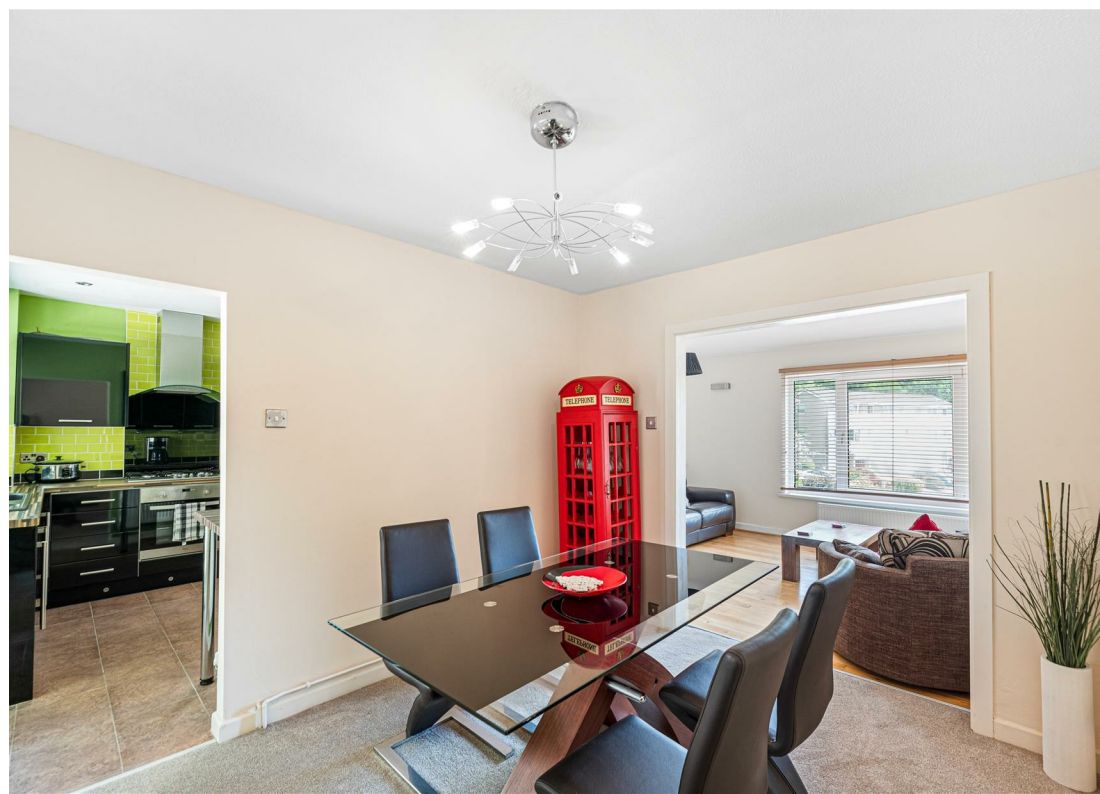
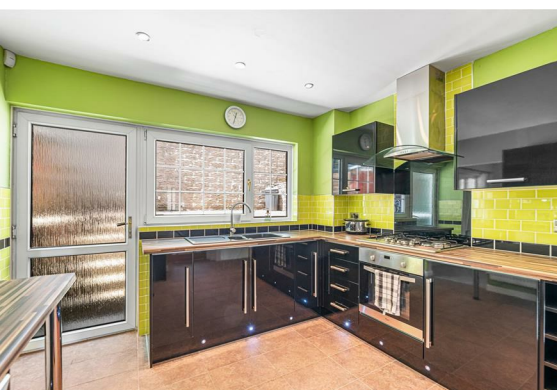
**Bathroom Two**  
8'4" x 7'4" (2.56 x 2.24)

**Bedroom One**  
14'3" x 9'4" (4.35 x 2.86)

**Bedroom Two**  
12'6" x 8'5" (3.83 x 2.57)

**Bedroom Three**  
9'9" x 7'4" (2.98 x 2.25)

**External**



Floor Plan



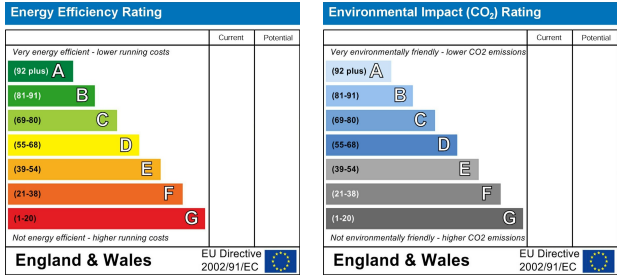
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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