



## 2 Southville Mews The Grove

Uplands, Swansea, SA2 0AG

Offers Over £210,000



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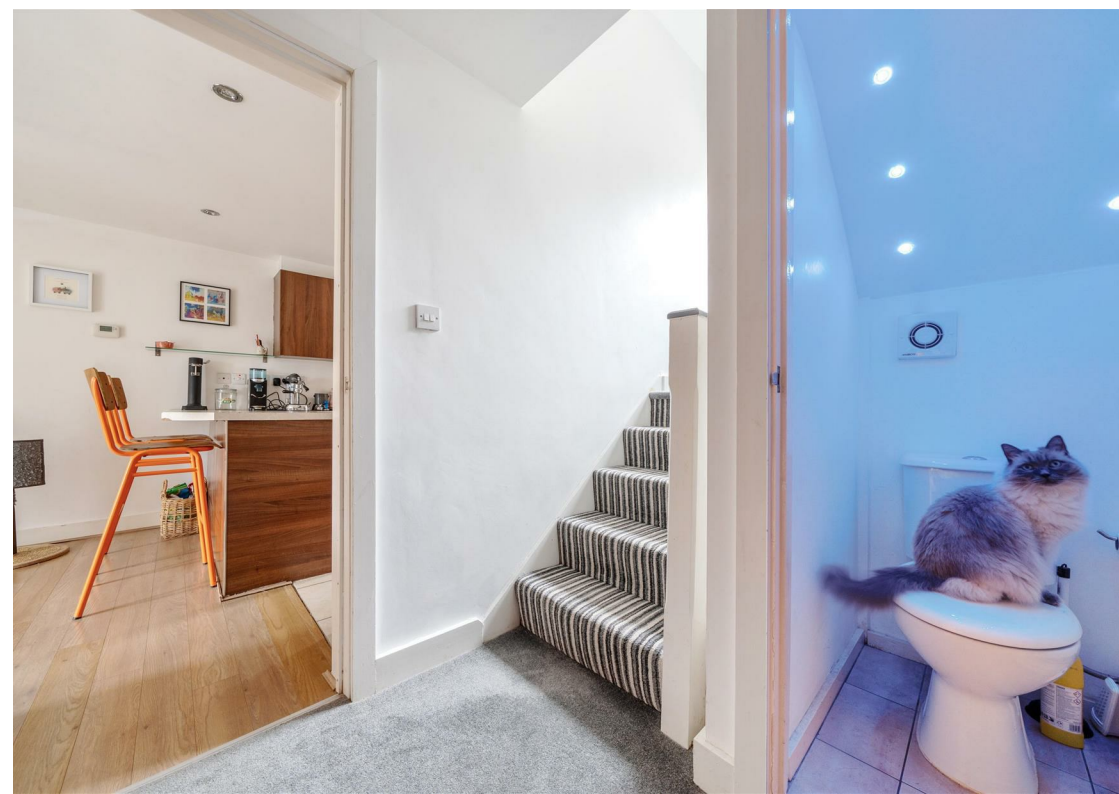
SMITHS



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THIS MODERN THREE STOREY TOWNHOUSE features a stylish & functional layout, perfect for contemporary lifestyles. The first floor comprises a spacious open-plan kitchen and living area, ideal for entertaining and family gatherings, complemented by a welcoming hall with stairs from the entrance and a separate WC. On the second floor you'll find a spacious double bedroom, single bedroom (currently used as a dressing room) and a family bathroom. The third storey is dedicated to a second beautifully styled double bedroom with partial sea views and an en-suite bathroom, a private retreat with ample space & natural light. Designed with comfort and practicality in mind, this home combines modern finishes with a thoughtful layout across three levels. Full PVCu double glazing & gas central heating.

Externally, the large single garage, with an up-and-over door provides extra parking or safe storage of belongings. Situated in Uplands which offers the perfect blend of contemporary living & convenience. This stylish home is energy efficient, low maintenance and is located in a vibrant neighborhood, with easy access to local shops, cafes and amenities, as well as excellent transport links. The proximity to Cwmdonkin Park provides a peaceful retreat with green spaces, playgrounds, tennis courts and walking trails, ideal for relaxation and outdoor activities. This combination of urban lifestyle and natural beauty, along with strong investment potential, makes Uplands an ideal choice for professionals, families and anyone seeking a balanced, connected way of life. Call to view now!







### **Open Plan Living Room/Kitchen**

22'2" x 15'10" (6.76 x 4.83)

### **Hallway**

6'0" x 5'3" (1.83 x 1.61)

### **WC**

3'3" x 2'7" (1.00 x 0.79)

### **Landing**

10'5" x 3'1" (3.19 x 0.95)

### **Bedroom One**

15'7" x 12'5" (4.75 x 3.81)

### **Bedroom Two**

9'6" x 5'10" (2.90 x 1.79)

### **Bathroom**

8'0" x 5'6" (2.45 x 1.68)

### **Bedroom Three**

13'6" x 12'2" (4.14 x 3.72)

### **En-Suite Bathroom**

9'6" x 6'9" (2.90 x 2.07)

### **Garage & Location**

22'4" x 7'10" (6.82 x 2.41)



Floor Plan



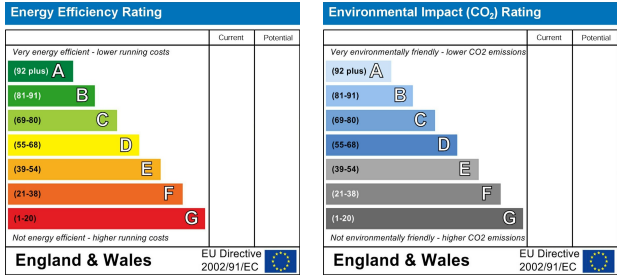
Viewing

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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