



16 Uplands Crescent, Uplands, Swansea, SA2 0PB

£475,000

In the charming Uplands Crescent of Swansea, this semi-detached house presents a delightful combination of modern comforts and traditional appeal. Spanning an impressive 2,486 square feet, this property is ideally suited for families or individuals who appreciate a serene yet vibrant community atmosphere. As you approach the home, a gated entrance and steps lead you to the front door, offering a sense of elegance and privacy.

The exterior boasts a low-maintenance slatted garden, accessible via a gated side entrance, making it an excellent space for family gatherings or entertaining friends. Additionally, the detached garage at the rear provides secure parking for up to two vehicles and offers a fantastic opportunity for a workshop or hobby space.

Upon entering, the ground floor greets you with a convenient WC, a lounge featuring a charming bay window, and a spacious kitchen/dining room that serves as the heart of the home, complete with a door leading to the rear garden. This area is further enhanced by a practical boot room and utility room, ensuring that daily living is both comfortable and efficient. The first floor reveals three inviting bedrooms, a separate family bathroom, and an additional WC. Ascending to the second floor, you will find a large attic room that offers flexible living space, perfect for transforming into a fourth bedroom, study, or playroom, catering to your family's evolving needs. The location is truly enviable, with a wealth of local amenities just a stone's throw away, including shops, pubs, and excellent public transport links. This property on Uplands Crescent is a true gem, boasting a versatile layout and exceptional outdoor features. It is a must-see for anyone looking to embrace a vibrant lifestyle in a welcoming community.

The Accommodation Comprises

Ground Floor

Entrance Porch

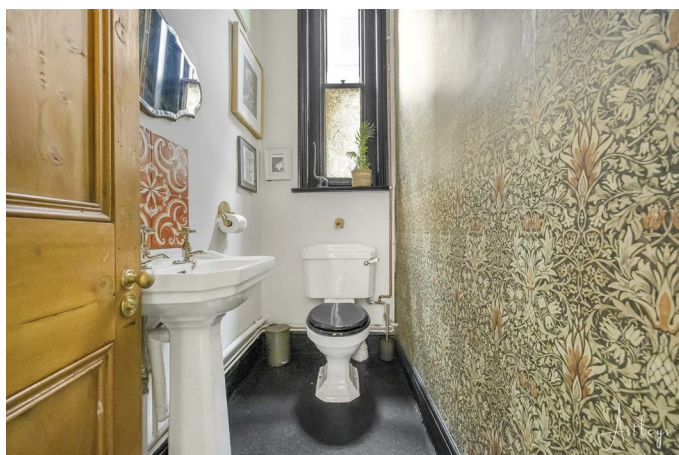
Entered via door to side, this entrance features elegant stained glass windows to the front and side, ceramic tiled flooring, coving to ceiling and a beautiful coloured glass interior door.

Hallway



Staircase leading to first floor, double glazed window to side, coving to ceiling, ceramic tiled flooring, radiator.

WC



Fitted two piece suite, including a Heritage wash hand basin and WC. A side-facing single glazed window provides natural light, complemented by tiled splashbacks and vinyl flooring.

Lounge 14'7" x 18'3" (4.45m x 5.55m)



The lounge is a bright and generously proportioned room, enhanced by high ceilings and a large wooden acoustic double-glazed bay window that floods the space with natural light. A multi-fuel burner serves as a charming focal point, adding warmth and character. Original features such as the picture rail and decorative ceiling coving celebrate the home's period charm, while fitted carpet and two radiators.

Another Aspect Of The Lounge



Kitchen/Dining Room 14'10" x 25'5" (4.51m x 7.75m)



The kitchen/dining room truly forms the heart of the home, a wonderful family space that blends character with functionality. This generously sized room is fitted with a custom made kitchen featuring matching wall and base units, ample worktop space, and a ceramic bowl sink positioned beneath a single-glazed sash window to the side. There is designated space for a fridge/freezer, dishwasher, and cooker, along with plenty of room for a family dining table. To the rear, three single-glazed windows and a door offer views and access to the garden. Period features such as the fireplace, picture rail, decorative ceiling coving, and limestone flooring add warmth and charm and the room has two radiators.

Another Aspect Of The Kitchen/Dining Room



Boot Room



A practical space featuring beautiful limestone flooring, a combination of single and double glazed side windows to the side. The room also features a radiator and a side door leading to the garden making it a perfect stop off point before entering the property for any muddy boots or pets.

Utility Room 6'10" x 11'2" (2.09m x 3.41m)



This utility room is a highly functional space designed to make everyday tasks easier. Two single glazed windows to the rear, this room is ideal for laundry and storage needs. The layout allows space for appliances such as a washing machine and tumble dryer and also features a wall mounted boiler and radiator.

First Floor

Landing

Single glazed window to side, double glazed window to front and side, two radiators, fitted carpet, coving to ceiling.

Bedroom 1 14'9" x 15'9" (4.49m x 4.79m)



A generously proportioned bedroom offering a peaceful and comfortable retreat. The room features two wooden acoustic double glazed windows to the front which provide excellent natural light while helping to maintain a quiet atmosphere. Character features include a picture rail and coving to the ceiling, adding a touch of traditional elegance. The room also benefits from a built-in storage cupboard tucked neatly under the stairs, a fitted carpet for comfort, and a radiator.

Bedroom 2 14'10" x 12'8" (4.53m x 3.87m)



A bright double bedroom featuring a double glazed

window to the rear, coving to the ceiling, fitted carpet and radiator. A well-proportioned room ideal as a guest bedroom or a potential home office.

Bedroom 3 13'11" x 11'2" (4.24m x 3.41m)



A cosy bedroom tucked away to the rear of the property with two double glazed windows to the side which create a bright and airy atmosphere. This bedroom features original floorboards, coving to ceiling and a radiator making it ideal as a guest bedroom or a potential nursery.

Bathroom



A spacious and beautifully appointed bathroom fitted with a stylish four piece suite comprising a walk-in shower, a cast iron bath with cast iron feet, a heritage-style wash hand basin and WC. A double glazed window to the side allows in natural light, while ceramic tiled flooring, tiled splashbacks, and coving to ceiling add to the refined finish. Practical features include a radiator and a built-in storage cupboard for everyday essentials.

WC



This thoughtfully designed upstairs WC features a fitted two piece suite comprising a heritage wash hand basin and WC. A frosted single glazed window to the side, floorboards and a tiled splashback to complete the space.

Second Floor

Attic Room



A substantial and versatile space occupying the second floor, ideal for a variety of uses such as a creative studio or home office. Featuring a double glazed window to the side and two skylights to the rear fill the room with natural light, enhancing its open and airy feel, floorboards and an electric radiator. A fantastic bonus room that adds valuable flexibility to the home.

External



To the front, a gated courtyard with steps leads up to the house.

A second gate wraps around to the rear, where you'll find a low-maintenance garden and a good sized garage with space for two vehicles.

Outdoor WC

Outdoor WC fitted with a WC.

Rear Garden



Another Aspect Of The Rear Garden

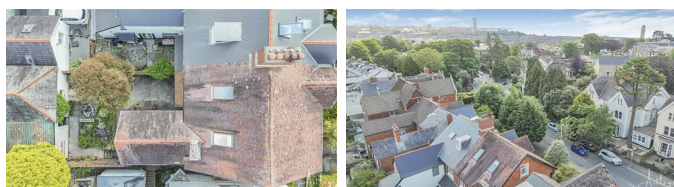


Garage

A spacious garage located to the rear of the property, offers secure parking for up to two vehicles or valuable additional storage space. Featuring a n electric up-and-over door for ease of access and a

single glazed window to the front, the space is well-suited for car enthusiasts, hobbyists or simply those in need of versatile storage. A practical and sought-after feature that adds both convenience and flexibility to the home.

Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

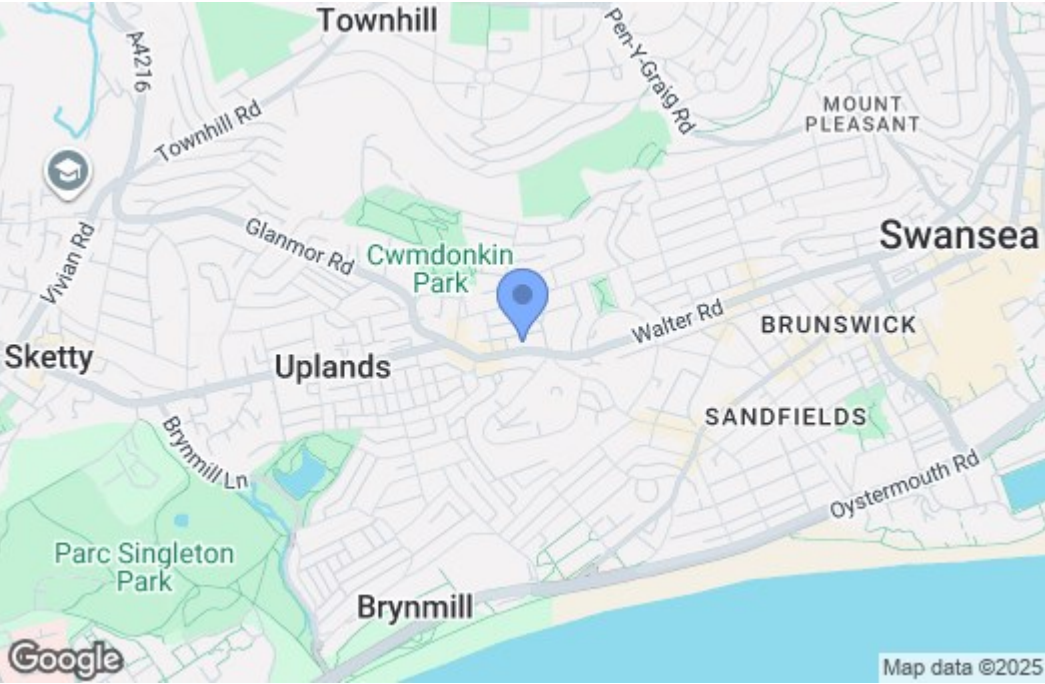
Broadband - Basic 6 Mbps, Superfast 255 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky

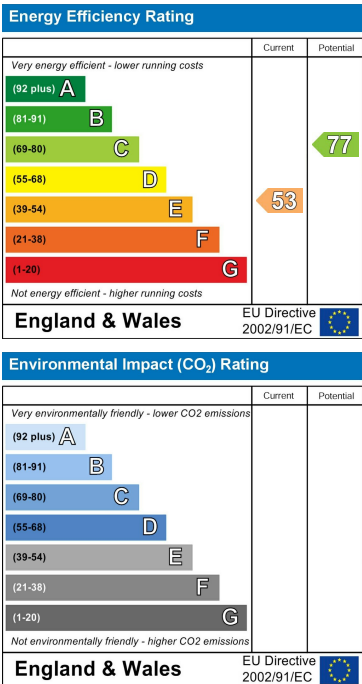
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.