



6 Cwmdonkin Drive, Uplands, Swansea, SA2 0RA

Offers Over £300,000

Nestled in the heart of Swansea's desirable Uplands district, this charming Grade II listed semi-detached house presents a unique opportunity to own a piece of history, located next door to the birthplace of the celebrated poet Dylan Thomas. This property is perfectly positioned, offering convenient access to a vibrant array of local restaurants, bars, shops, and essential amenities. Furthermore, excellent transport links ensure easy travel to Swansea City Centre, Swansea University, the stunning Swansea Bay, and the picturesque Mumbles. Upon entering the home, you are welcomed by an inviting entrance porch that leads into a spacious hallway. The ground floor features three well proportioned reception rooms, including a living room, dining room and a cosy sitting room, which conveniently connects to the kitchen. A shower room on this level adds to the practicality of the layout.

As you ascend to the first floor, you will find four bedrooms, perfect for family living or accommodating guests, along with a family bathroom that serves the upper level. Externally, the property boasts a small lawned area at the front, complemented by a pathway that guides you to the side of the house. The rear of the property reveals an enclosed courtyard garden, an ideal space for outdoor relaxation or entertaining friends and family. Additionally, an outbuilding offers valuable storage or the potential for a workshop, enhancing the functionality of this delightful home. This property is a rare find in a sought after location, and it presents an excellent opportunity to create lasting memories. Do not miss your chance to make this enchanting house your own.

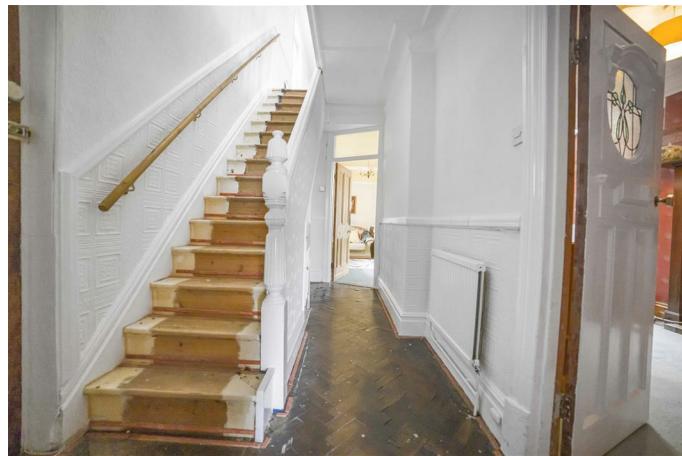
The Accommodation Comprises

Ground Floor

Porch

Entered via front door, double glazed window to side, storage cupboard, fitted carpet.

Hallway



A spacious hallway with staircase leading to the first floor, parquet flooring, radiator.

Living Room 17'7" x 12'6" (5.35m x 3.82m)



A spacious and inviting room featuring a double glazed bay window to the front, allowing ample natural light to fill the space. A gas fireplace with surround. The dado rail enhances the classic appeal, while the fitted carpet and two radiators.

Dining Room 11'5" x 13'8" (3.48m x 4.16m)



This room features a double glazed window to the rear. The gas fireplace with a wooden surround, a dado rail, fitted carpet and a radiator. A folding door provides seamless access to the sitting room, creating a versatile living space.

Sitting Room 12'4" x 15'5" (3.75m x 4.70m)



Two double glazed windows to front and rear, gas fireplace, fitted carpet, radiator.

Kitchen 12'4" x 11'9" (3.75m x 3.57m)



A well equipped kitchen fitted with a matching range of base and eye-level units, offering ample storage and worktop space. The 1+1/2 bowl stainless steel sink, two double glazed windows to the side and rear, allowing plenty of natural light. A built in eye level cooker, gas hobs, plumbing is in place for a washing machine and dishwasher and space for a fridge/freezer. The laminate flooring, a radiator and two double glazed windows to side and rear.

Shower Room



A functional shower room fitted with a three piece suite, including a shower area, wash hand basin and a WC. Tiled walls and flooring a heated towel rail, frosted double glazed window to the rear.

First Floor

Landing

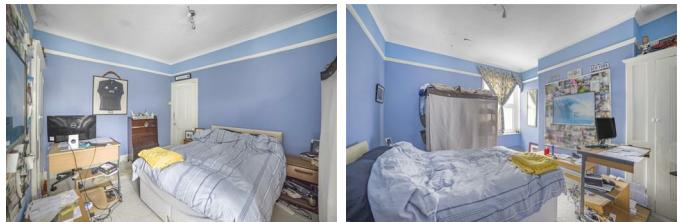
Two double glazed windows to side, storage cupboard, radiator.

Master Bedroom 17'1" x 12'11" (5.20m x 3.93m)



This bright room featuring a double glazed bay window to the front, allowing natural light to fill the space. The dado rail adds a touch of classic charm, fitted carpet and a radiator.

Bedroom 2 10'11" x 13'3" (3.33m x 4.03m)



Double glazed window to rear, storage cupboard, fitted carpet, radiator.

Bedroom 3 12'4" x 9'8" (3.75m x 2.95m)



Double glazed bay window to rear, fitted carpet, radiator.

Bedroom 4 8'7" x 8'8" (2.61m x 2.63m)



Double glazed window to side, fitted carpet, radiator.

Bathroom



Fitted three piece suite comprising bath, wash hand basin and WC, radiator. Two frosted glazed windows to side.

External



To the front of the property there is a small lawned area at the front, complemented by a pathway that guides you to the side of the house

Rear Garden



The rear of the property features an enclosed courtyard garden, perfect for outdoor relaxation or entertaining. An outbuilding offers valuable additional storage space or the potential to be used as a workshop, adding versatility to the area.

Ariel Views



Agents Notes

Freehold

Council Band - F

Services - Mains electric. Mains sewerage. Mains Gas. Mains Water.

Mobile Coverage - EE Vodafone Three o2

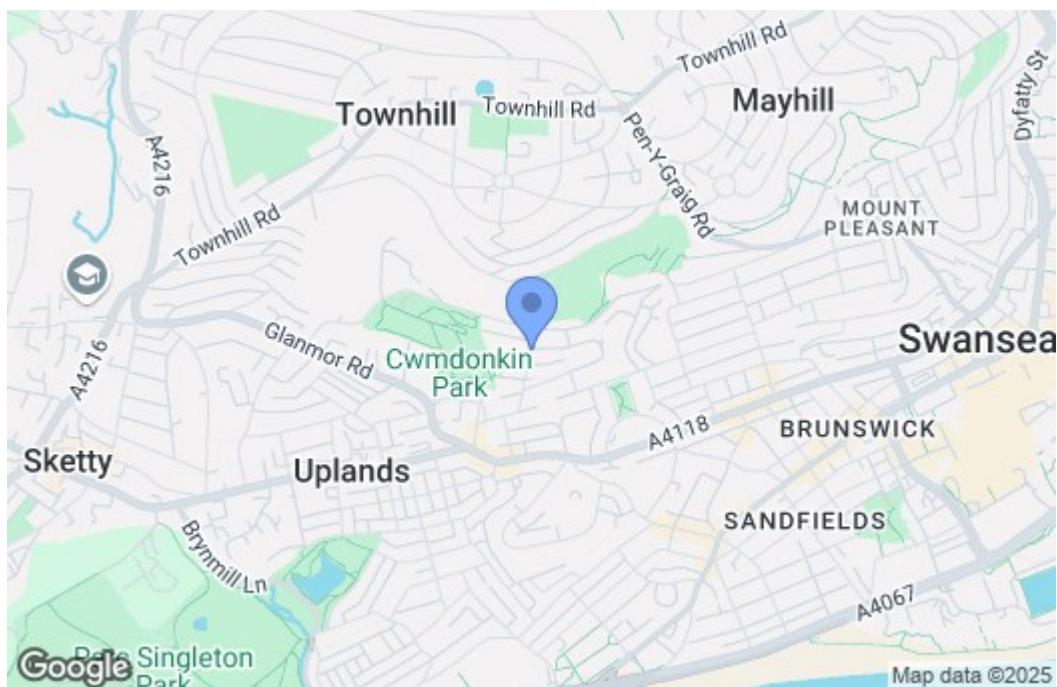
Broadband -Basic 16 Mbps Superfast 71 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky

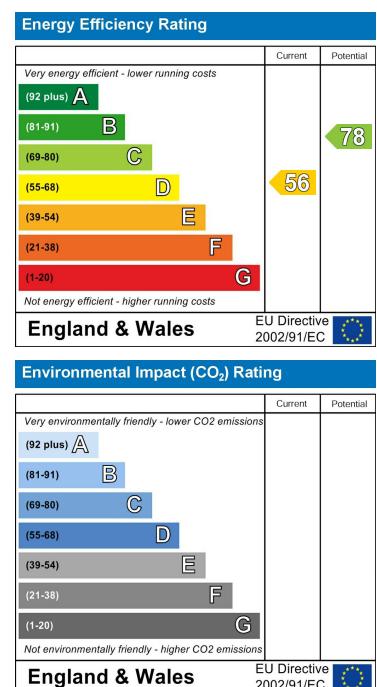
Floor Plan



Area Map



Energy Efficiency Graph



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