

25 Pinewood Road, Uplands, Swansea, SA2 0LS

Three Bedrooms
Sea Views
Basement and South Facing Rear Garden

FREEHOLD

1,399 sqft

OFFERS IN THE REGION OF

£310,000



A generous period home with uplifting sea views, a lovely garden and the space to evolve.







A characterful three-bedroom period home with generous living space, a long rear garden and far-reaching views across Swansea Bay. Arranged over three levels, the house offers 1,399sqft of versatile accommodation, including two reception rooms, a kitchen/family room, two shower rooms and a useful basement.












Huile d'Olive









25 Pinewood Road is an attractive period home occupying an elevated position in Uplands, with wide views across the rooftops towards Swansea Bay.

The house retains a pleasing sense of character, with high ceilings, generous windows and well-proportioned rooms. Its accommodation extends to approximately 1,399sqft and is arranged over the basement, ground and first floors.

An entrance hall opens into two separate reception rooms. The living room sits at the front of the house, where a broad bay window brings plenty of natural light into the room. Behind it is a second sitting room, another comfortable and adaptable space with a further bay window.

The kitchen/family room runs along the rear of the house. Its long proportions al-low space for cooking, dining and everyday family life, while a door opens directly onto a balcony overlooking the garden. The elevated position gives this part of the house a particularly open outlook.

On the first floor are three bedrooms. The two principal rooms are generous doubles, both enjoying bay windows; the rear bedroom has especially attractive views across the city and towards the water. The third bedroom is also comfort-ably proportioned and would work equally well as a child's room, guest room or home office. A shower room completes this floor.

The basement provides a further 243sqft and incorporates a second shower room. This is useful ancillary accommodation with potential for a gym, workshop, studio or additional storage, subject to any necessary consents and improve-ments.

Outside, the rear garden is surprisingly long, with areas of lawn, established planting and space for sitting out. Together with the balcony and the outlook towards the bay, it gives the house an appealing connection to its surroundings.

This is a spacious and individual home in one of Swansea's most convenient neighbourhoods, offering considerable flexibility and scope for its next owner.



Tenure:
Freehold.

Services:
Mains electricity, gas, water and drainage. Gas central heating.

Council tax:
Band E (£2,619p.a.)

EPC rating:
TBC













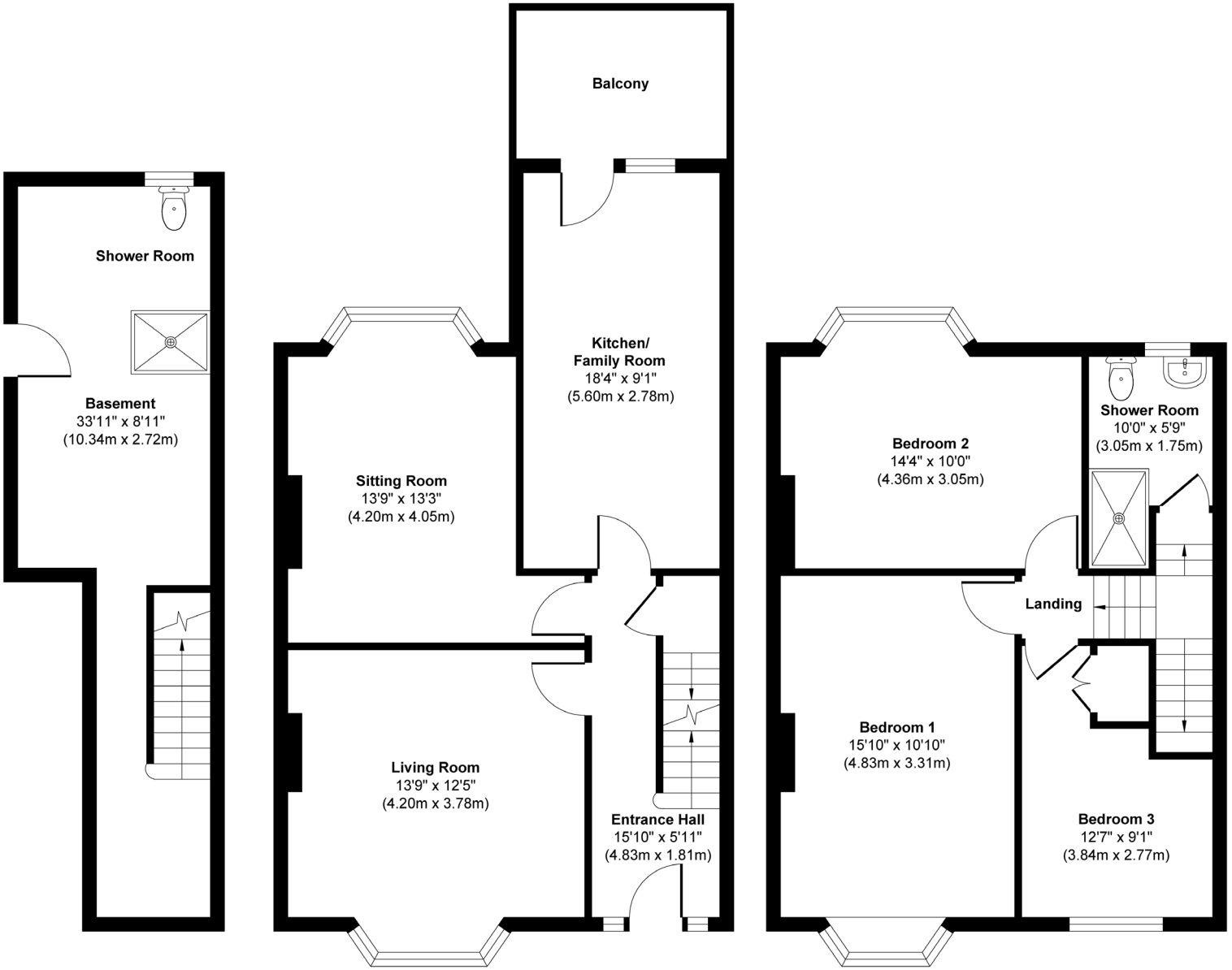












Basement
Approximate Floor Area
243 sq. ft
(22.64 sq. m)

Ground Floor
Approximate Floor Area
618 sq. ft
(57.46 sq. m)

First Floor
Approximate Floor Area
538 sq. ft
(50.03 sq. m)

Approx. Gross Internal Floor Area 1399 sq. ft / 130.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

Pinewood Road occupies a quiet, elevated position between Uplands and Sketty, placing the house within easy reach of some of Swansea's best-loved independent shops, cafés, restaurants and neighbourhood amenities.

The centre of Uplands is approximately half a mile away and has a lively collection of places to eat and drink, together with everyday shops and services. Sketty is around one mile away, while Swansea city centre, its mainline railway station and the cultural quarter are approximately 1.5 miles from the house.

Green space is particularly accessible. Cwmdonkin Park is around half a mile away and includes landscaped grounds, tennis courts, a bowling green and children's play facilities. Brynmill Park and the 250-acre Singleton Park are also close by, with the latter providing botanical gardens, broad parkland and access towards Swansea University and Singleton Hospital. Swansea Council describes Singleton Park and its attractions, while Cwmdonkin Park is recorded as a historic 13-acre urban park.

The seafront promenade is approximately one mile away, providing a largely level walking and cycling route around Swansea Bay towards Mumbles. Bracelet Bay, Langland Bay and the beaches of the Gower Peninsula are readily accessible by car, with the eastern edge of the Gower National Landscape around five miles away.

Families have a choice of schools within the wider Uplands, Brynmill and Sketty areas, together with independent options including Oakleigh House and Ffynone House. School catchment eligibility should be confirmed directly with the City and County of Swansea.





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