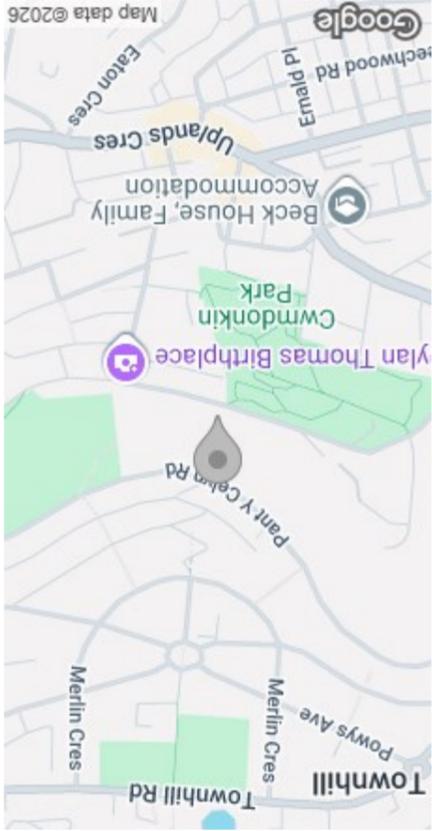


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Minimum
A	79-91	69-78
B	69-78	55-68
C	55-68	40-54
D	40-54	27-39
E	27-39	13-36
F	13-36	7-12
G	7-12	1-6

EPC



AREA MAP



FLOOR PLAN



**121 Penlan Crescent**  
 Uplands, Swansea, SA2 0RL  
 Asking Price £525,000



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this substantial detached family home, perfectly positioned in the highly sought-after area of Uplands, Swansea, and enjoying views over Cwmdonkin Park.

This spacious and versatile residence offers generous accommodation, featuring a welcoming entrance hallway, a bright and airy lounge, a formal dining room, kitchen, utility room, and a family bathroom on the first floor. The second floor boasts a large master bedroom with en-suite shower room, three further well-proportioned bedrooms, and an additional shower room.

Adding further value and flexibility is the detached annexe/garage, which comprises a lounge, kitchen, two bedrooms, and a shower room—ideal for extended family, guests, or potential rental income.

Externally, the property benefits from both front and rear gardens as well as a private driveway, providing ample off-road parking.

Located in one of Swansea's most desirable neighbourhoods, this exceptional home offers a rare blend of tranquillity, space, and convenience—within easy reach of local amenities, schools, and transport links.

A truly unique opportunity to secure a characterful and adaptable home in a prime location. Early viewing is highly recommended.

## FULL DESCRIPTION

### First Floor

#### Entrance

#### Hallway

#### Lounge

26'6" x 16'4" (8.09m x 4.98m)

#### Balcony

#### Dining Room

12'11" x 10'8" (3.95m x 3.26m)

#### Kitchen

12'3" x 9'9" (3.74m x 2.99m)

#### Utility

8'1" x 6'7" (2.48m x 2.03m)

#### Bathroom

### Second Floor

#### Landing

#### Bedroom 1

16'5" x 14'5" (max) (5.02m x 4.40m (max))



#### En-Suite Shower Room

#### Bedroom 2

12'10" x 10'2" (3.93m x 3.12m)

#### Bedroom 3

10'6" x 8'1" (3.22m x 2.47m)

#### Bedroom 4

14'3" x 7'5" (4.35m x 2.27m)

#### Shower Room

#### Annexe/Garage

#### Entrance

#### Lounge

15'6" (max) x 9'11" (4.74m (max) x 3.03m)

#### Shower Room

#### Kitchen

16'0" x 6'8" (4.89m x 2.05m)

#### Bedroom 1

10'4" x 9'5" (3.16m x 2.89m)

#### Bedroom 2

10'6" x 7'8" (3.22m x 2.36m)

#### Garage

#### External

#### Front & Rear Gardens

#### Parking

Driveway

#### Tenure - Freehold

#### Council Tax Band - G

#### EPC - G

#### Services

Mains Gas & Electric  
Mains Sewerage

Water - Metered

Broadband - The current supplier EE. Type - Fibre

Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [EE O2].

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

