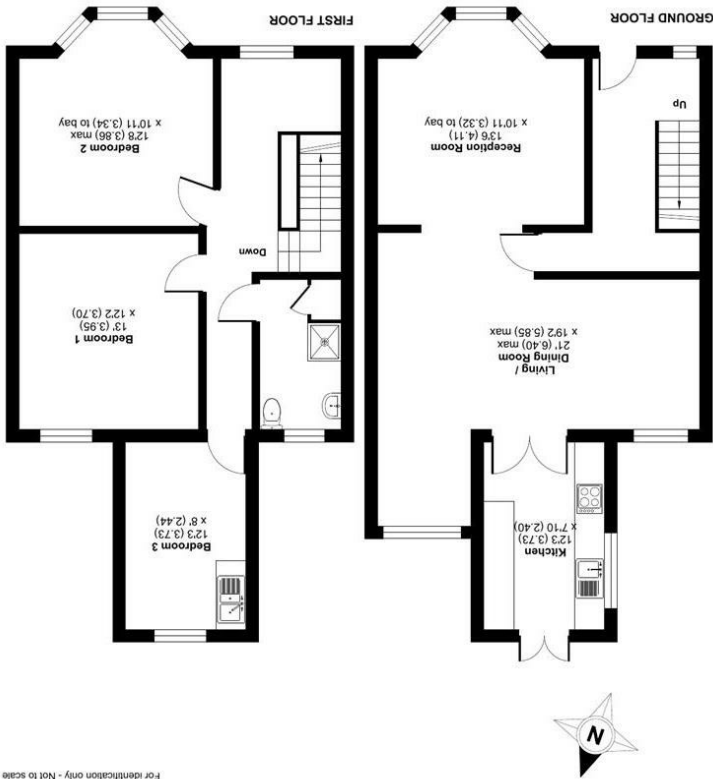


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 132523



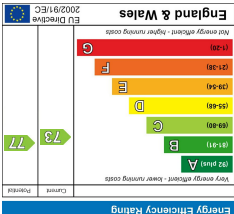
Glanbrydan Avenue, Uplands, Swansea, SA2  
Approximate Area = 1299 sq ft / 120.6 sq m  
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

Dawsons are delighted to present this traditional mid-terrace family home in the highly sought-after area of Uplands, Swansea.

The ground floor features a welcoming entrance hallway, reception room, lounge/dining room, and kitchen. The first floor offers three bedrooms and a shower room.

Externally, the property benefits from a gated front forecourt and a tiered rear garden.

Perfectly positioned opposite Brynmill Park, with its playground and lake, this home is also close to Uplands' shops, cafés, and entertainment venues, and just a short walk across parkland to Swansea University, Singleton Hospital, and the beach.

Families will appreciate the excellent school catchment area, including Brynmill and Bryn y Mor (Welsh medium) primaries, plus Bishop Gore and Olchfa secondaries.

Viewing is highly recommended to appreciate the location, charm, and potential this property offers.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room  
13'5" x 10'10" (to bay) (4.11m x 3.32m (to bay))

Lounge/Dining Room  
20'11" (max) x 19'2" (max)  
(6.40m (max) x 5.85m (max) )

Kitchen  
12'2" x 7'10" (3.73m x 2.40m)

First Floor

Landing



Bedroom 1  
12'11" x 12'1" (3.95m x 3.70m)

Bedroom 2  
12'7" (max) x 10'11" (to bay)  
(3.86m (max) x 3.34m (to bay))

Bedroom 3  
12'2" x 8'0" (3.73m x 2.44m)

Shower Room

External

Front Forecourt

Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - E

EPC -

Services

Mains Gas & Electric  
Mains Sewerage

Water - Metered

"Broadband – The current supplier is (BT). The broadband type is Fibre.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Property Accessibility

Ramps to the Front & Rear.  
Wetroom  
Toilet

