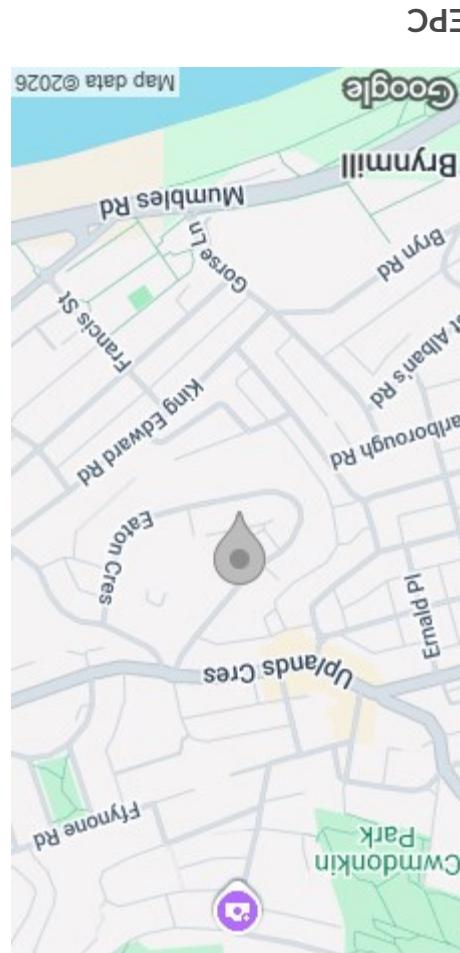


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

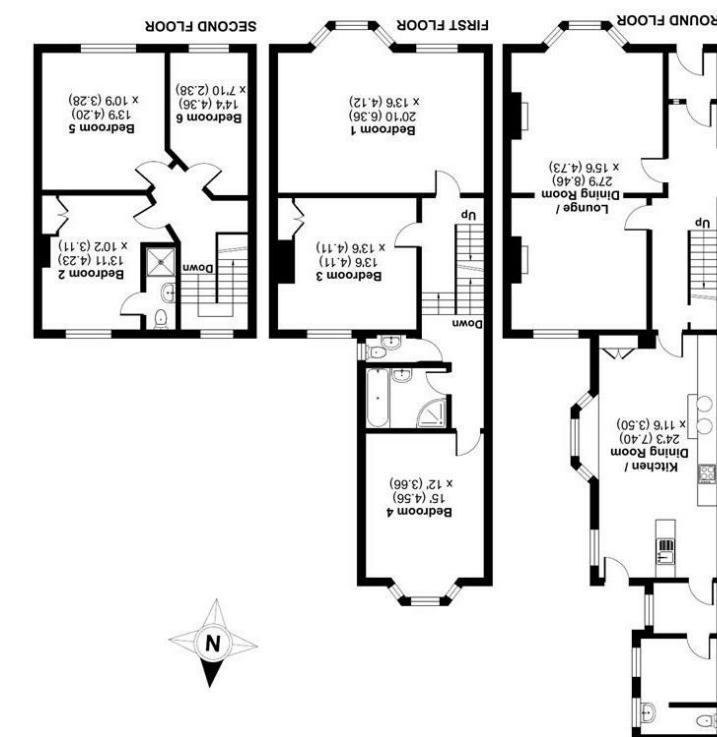
11 Water Road, Swansea, SA1 5NF
T 01792 646060 E dawsonsproperty.co.uk



DAWSONS
ALL THINGS PROPERTY



AREA MAP



Eaton Crescent, Abertawe, SA1
Approximate Area = 2466 sq ft / 229 sq m
For identification only - Not to scale

FLOOR PLAN



75 Eaton Crescent
Uplands, Swansea, SA1 4QP
Asking Price £400,000



GENERAL INFORMATION

Dawsons are pleased to present for sale this substantial mid terrace family home, ideally located in the heart of Uplands, Swansea.

This spacious property offers well-balanced accommodation across three floors. The ground floor comprises an entrance porch, welcoming hallway, lounge/dining room, kitchen/dining room, inner hallway, and a convenient W.C. To the first floor are three bedrooms, a family bathroom, and a separate W.C. The second floor provides an additional three bedrooms, including one with an en-suite shower room.

Externally, the property benefits from a front garden and a private enclosed garden to the rear—ideal for family enjoyment or entertaining. Also includes large garage for off street parking.

Superbly positioned just a short stroll from the vibrant Uplands Quarter, the property offers excellent access to Swansea City Centre, Singleton Hospital, Swansea University, and The Mumbles. Families will also appreciate its location within a highly regarded school catchment area.

Viewing is essential to fully appreciate the space, character, and potential this impressive home has to offer.



FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Lounge/Dining Room

27'9" x 15'6" (8.46m x 4.73m)



Kitchen/Dining Room

24'3" x 11'5" (7.40m x 3.50m)

Inner Hallway

W.C

First Floor

Landing

Bedroom 1

20'10" x 13'6" (6.36m x 4.12m)



Bedroom 3

13'5" x 13'5" (4.11m x 4.11m)



Bedroom 4

14'11" x 12'0" (4.56m x 3.66m)

Bathroom

W.C

Second Floor

Bedroom 2

13'10" x 10'2" (4.23m x 3.11m)



Bedroom 5

13'9" x 10'9" (4.20m x 3.28m)



En-Suite Shower Room

Office

14'3" x 7'9" (4.36m x 2.38m)

External

Front Garden

Enclosed Garden to Rear

Parking

Garage

Buyers are advised to contact the local authority regarding parking permit availability and costs.

Tenure - Freehold

Council Tax Band - F

EPC - E

Services

Mains Gas & Electric
Mains Sewerage

Water - Billed

"Broadband - The current supplier is (Virgin). The broadband type is Fibre.

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

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

