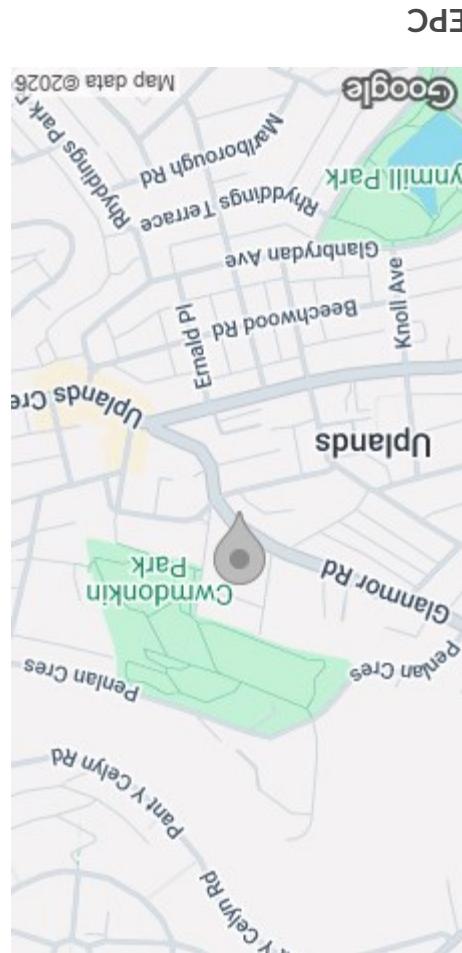
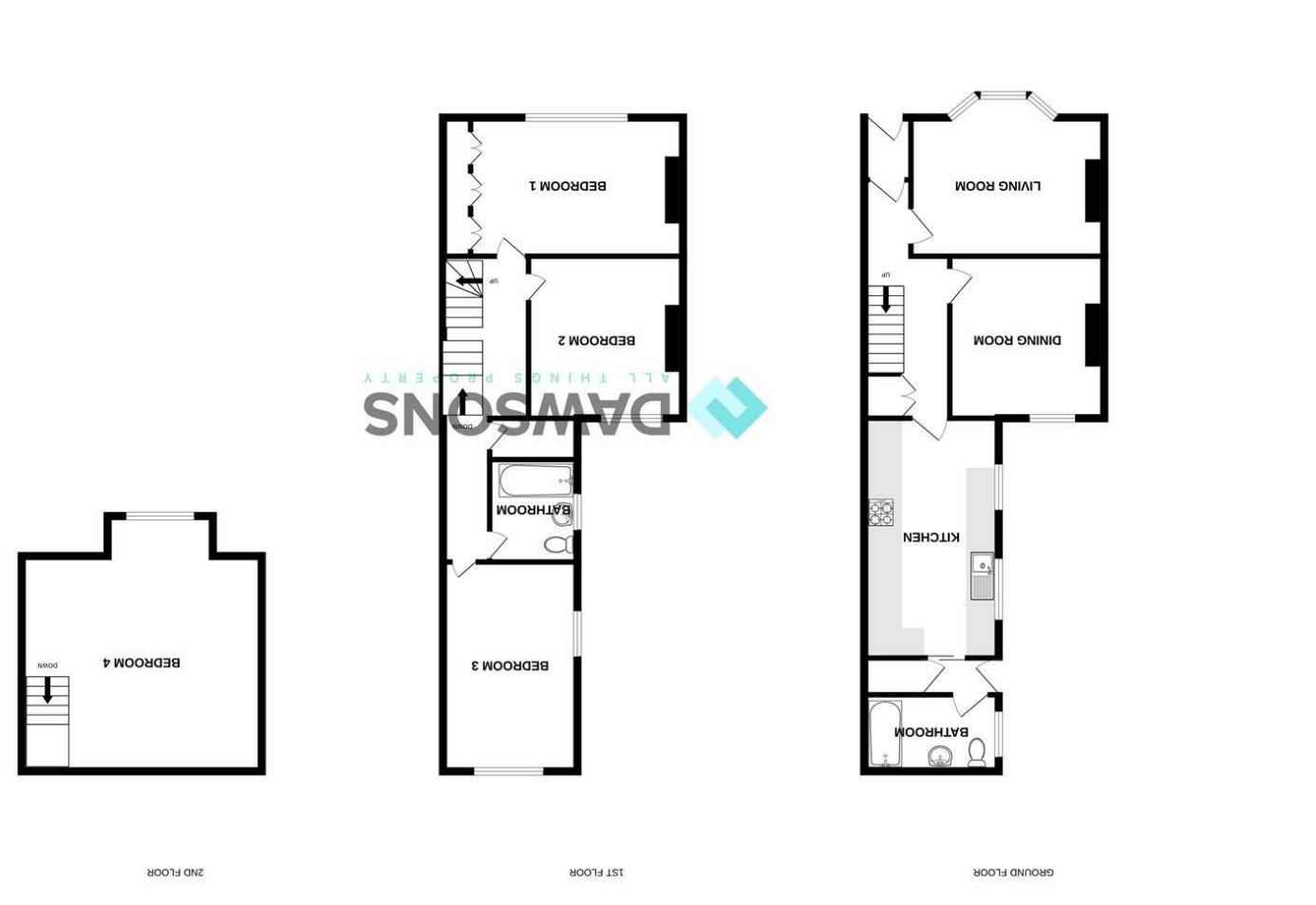


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN



25 Glanmor Road  
Uplands, Swansea, SA2 0PX  
Offers Over £275,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

We are pleased to offer for sale this substantial mid-terrace property, Fully Renovated recently set in the well-established and popular area of Uplands, Swansea.

Arranged over three floors, the property comprises an entrance hallway, lounge, dining room, kitchen, inner hallway, and bathroom to the ground floor. The first floor provides three bedrooms and an additional bathroom, while the second floor features an attic room, offering useful extra space.

Externally, the property benefits from a front forecourt and a low-maintenance rear patio garden with rear pedestrian access.

Ideally located within walking distance of the vibrant Uplands Quarter, the property also offers excellent access to Swansea City Centre, Singleton Hospital, Swansea University, and The Mumbles.

Viewing is highly recommended to fully appreciate the size, location, and potential this home has to offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Porch

#### Hallway

#### Lounge

13'11" x 11'7" (4.26m x 3.55m)

#### Dining Room

11'8" x 11'2" (3.58m x 3.41m)

#### Kitchen

9'8" x 5'6" (2.96m x 1.69m)

#### Inner Hallway

#### Bathroom



### First Floor

#### Landing

#### Bedroom 1

15'4" x 10'0" (4.68m x 3.06m)

#### Bedroom 2

11'8" x 11'2" (3.58m x 3.41m)

#### Bedroom 3

15'1" x 8'6" (4.62m x 2.6m)

#### Bathroom

### Second Floor

#### Attic Room

18'6" x 17'4" (5.64m x 5.29m)

#### External

#### Front Forecourt

#### Enclosed Rear Patio Garden with Pedestrian Access

#### Tenure - Freehold

#### Council Tax Band - E

#### EPC-C

#### Services

Mains Gas & Electric  
Mains Sewerage

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

#### Parking

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

