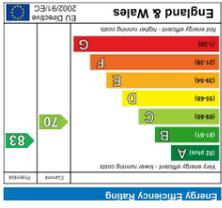
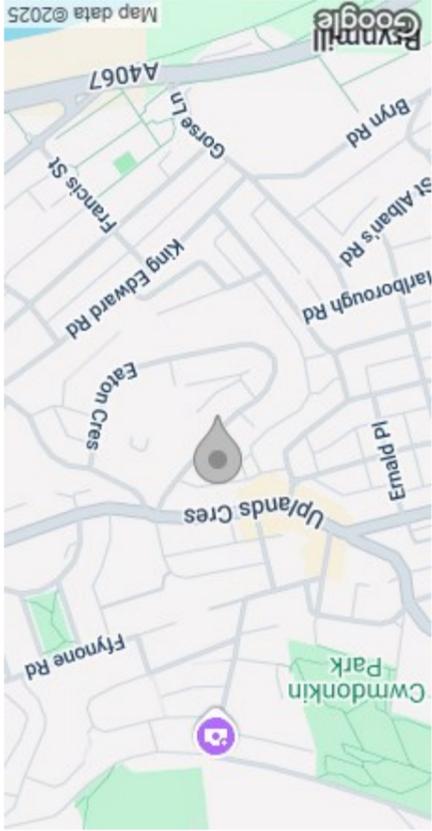




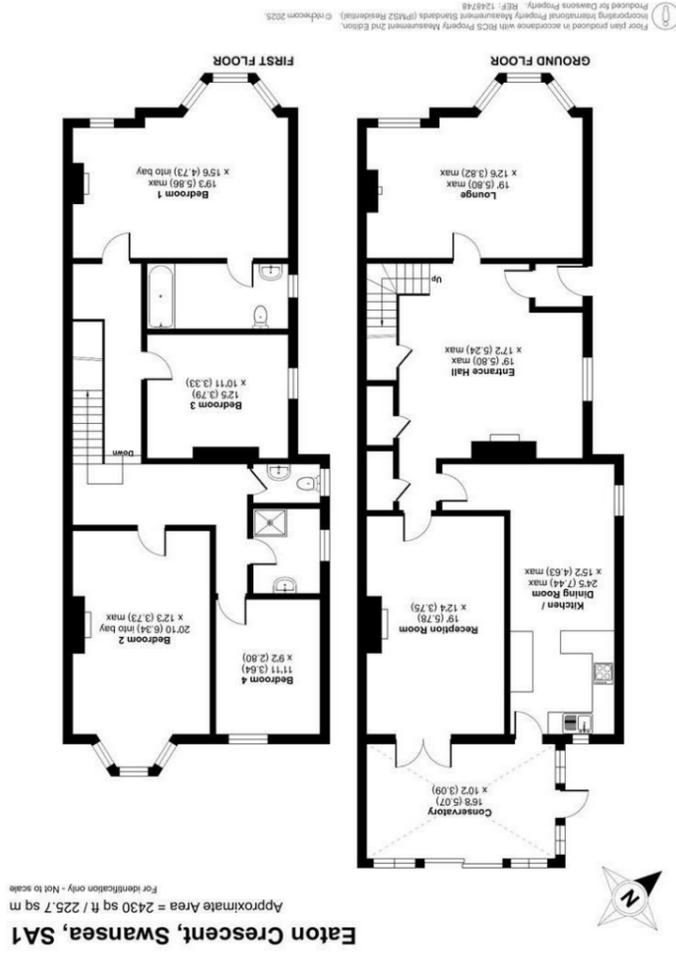
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



33 Eaton Crescent
 Uplands, Swansea, SA1 4QL
 Asking Price £350,000



GENERAL INFORMATION

Dawsons are pleased to present for sale this semi-detached family home situated in the heart of Uplands, Swansea. The property features an entrance porch, spacious hallway, two reception rooms, kitchen/dining room and conservatory to the ground floor. To the first floor there is the master bedroom with en-suite bathroom, a further three bedrooms and a shower room with separate w.c. Externally the property offers off road parking to front and a garden to rear. The property is superbly located very close to the vibrant Uplands Quarter and provides great transport links to Swansea City Centre, Singleton Hospital, Swansea University and The Mumbles. Families will appreciate the good catchment area for local schools, further complemented by the option of Oakleigh House Private School. The property offers traditional period features and viewing is a must to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge

19'0" (max) x 12'6" (max)
(5.80m (max) x 3.82m (max))

Reception Room

18'11" x 12'3" (5.78m x 3.75m)

Kitchen/Dining Room

24'4" (max) x 15'2" (7.44m
(max) x 4.63m)



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(max) x 4.63m)



Conservatory

16'7" x 10'1" (5.07m x 3.09m)

First Floor

Landing

Bedroom 1

19'2" (max) x 15'6" (into bay)
(5.86m (max) x 4.73m (into bay))



En-Suite Bathroom

Bedroom 2

20'9" (into bay) x 12'2" (max)
(6.34m (into bay) x 3.73m (max))

Bedroom 3

12'5" x 10'11" (3.79m x 3.33m)

Bedroom 4

11'11" x 9'2" (3.64m x 2.80m)

Shower Room

Separate W.C

External

Off Road Parking to Front

Garden to Rear

Tenure - Freehold

Council Tax Band - G

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

