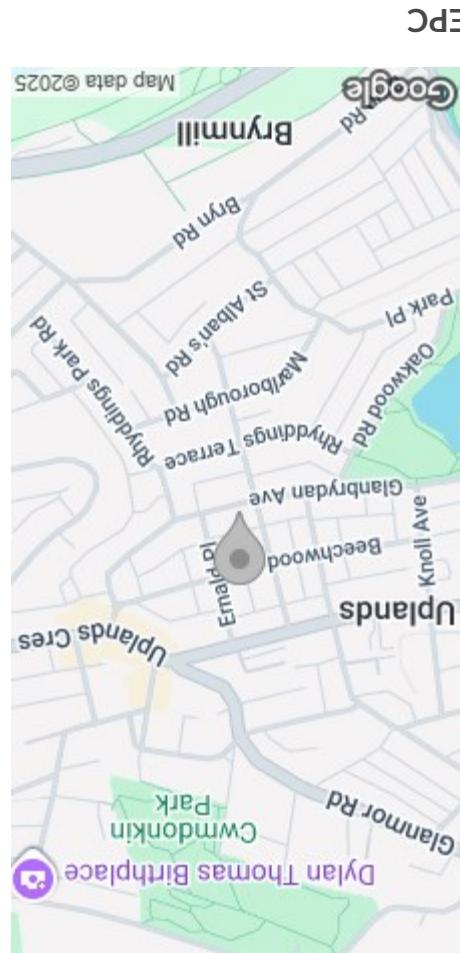
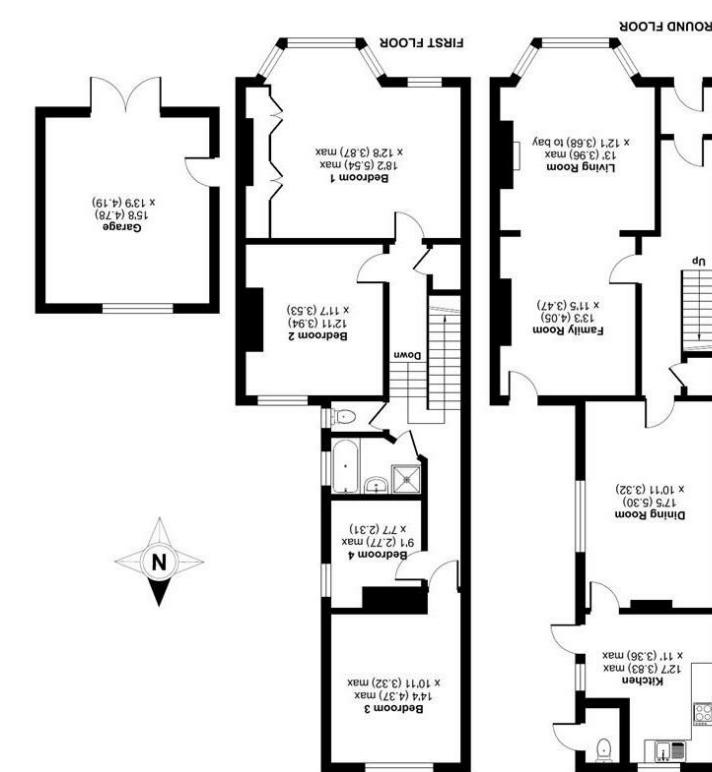


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Glanbrydan Avenue, Uplands, Swansea, SA2

FLOOR PLAN



## 18 Glanbrydan Avenue

Uplands, Swansea, SA2 0HR

Asking Price £275,000



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this traditional mid-terrace family home, ideally located in the highly sought-after area of Uplands, Swansea.

This spacious and characterful property comprises a welcoming entrance porch, hallway, lounge which opens into the family room, separate dining room, and kitchen. On the first floor, there are four well-proportioned bedrooms and a family bathroom—offering generous accommodation for growing families.

Externally, the property benefits from a gated front forecourt and an enclosed rear garden with garage, rear pedestrian access, and an external W.C.—offering both convenience and functionality.

Ideally located close to Brynmill Park, Singleton Hospital, and within a well-regarded school catchment area, this home combines space, charm, and a superb location.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Porch

#### Hallway

#### Lounge opening to:

12'11" (max) x 12'0" (to bay)  
(3.96m (max) x 3.68m (to bay))



#### Family Room

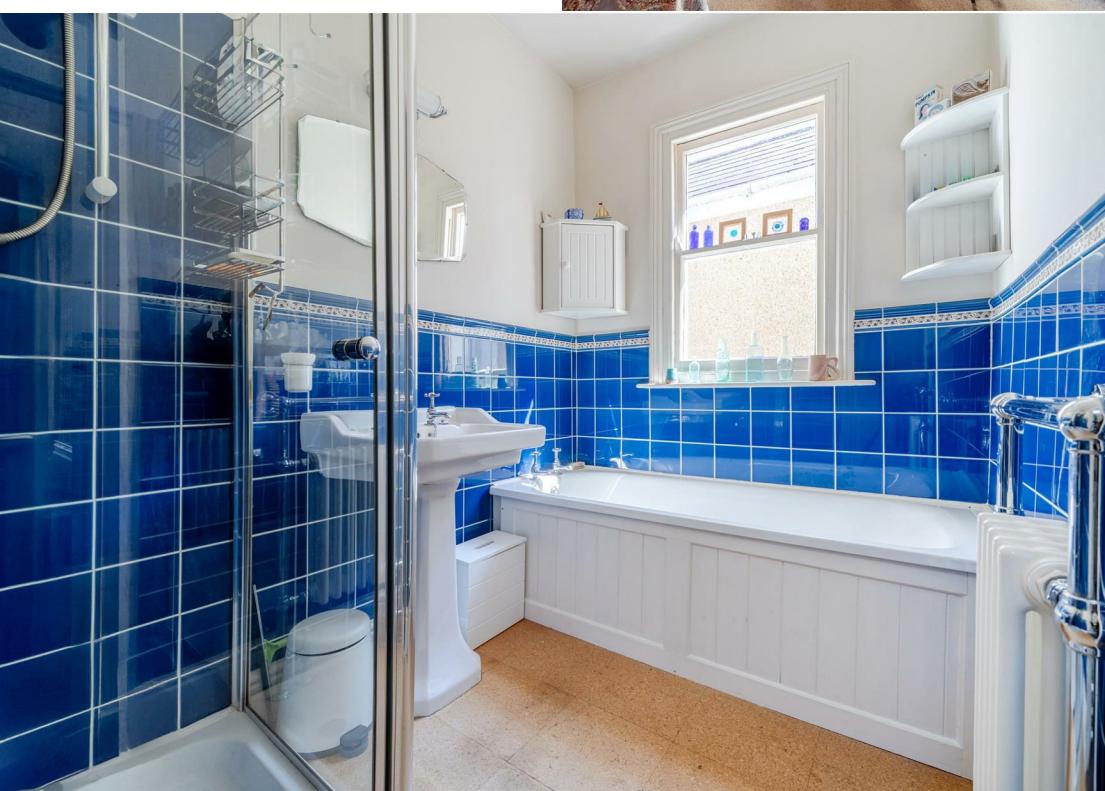
13'3" x 11'4" (4.05m x 3.47m)

#### Dining Room

17'4" x 10'10" (5.30m x 3.32m)

#### Kitchen

12'6" (max) x 11'0" (max) (3.83m (max) x 3.36m (max))



### First Floor

#### Landing

#### Bedroom 1

18'2" (max) x 12'8" (max) (5.54m (max) x 3.87m (max))

#### Bedroom 2

12'11" x 11'6" (3.94m x 3.53m)

#### Bedroom 3

14'4" (max) x 10'10" (max) (4.37m (max) x 3.32m (max))

#### Bedroom 4

9'1" x 7'6" (2.77m x 2.31m)

#### Bathroom

#### Separate W.C

#### External

#### Front Forecourt

#### Enclosed Garden to Rear

#### Rear Pedestrian Access

#### Garage

15'8" x 13'8" (4.78m x 4.19m)

#### External W.C

#### Tenure - Freehold

#### Council Tax Band - E

#### EPC -C

#### Services

Mains Gas & Electric

Water - Metered

"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, [Tesco Mobile & O2].

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

