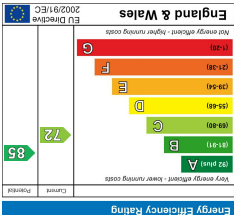
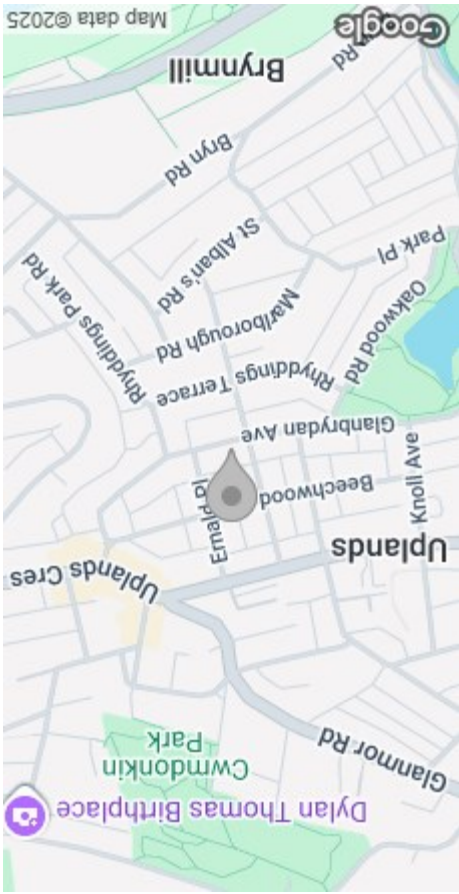


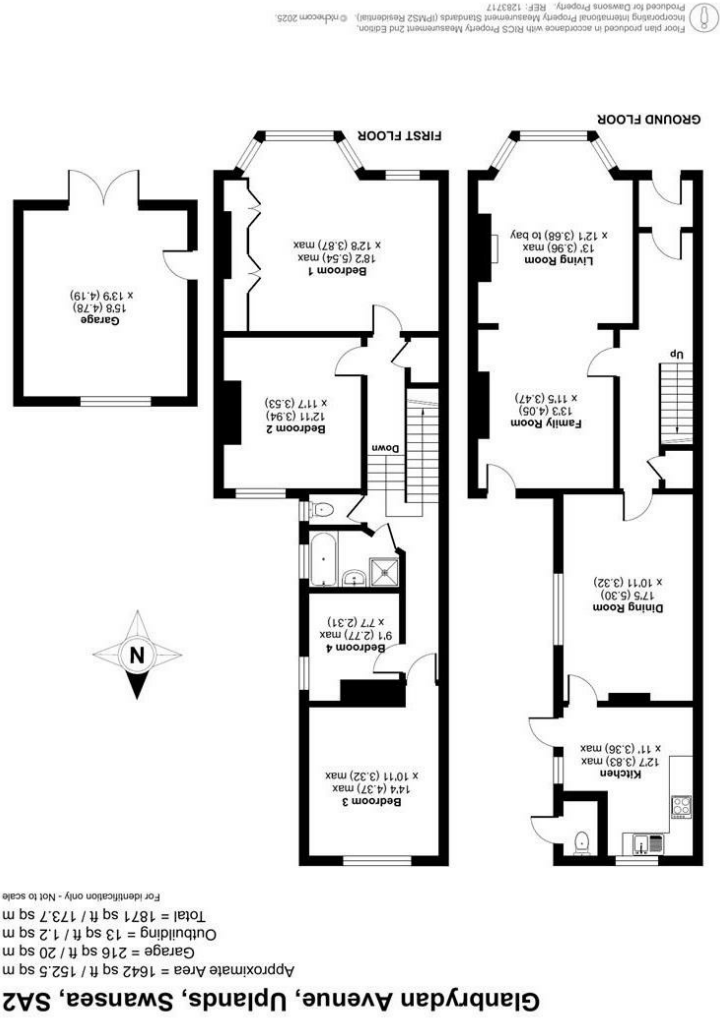
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



18 Glanbrydan Avenue  
Uplands, Swansea, SA2 0HR  
Asking Price £275,000

4 1 2 C



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.

