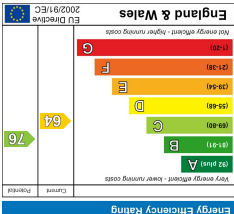
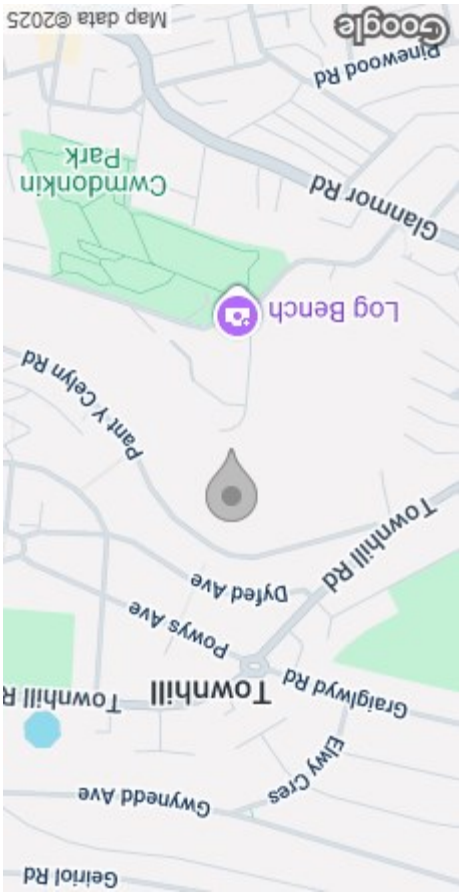


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



51 Notts Gardens
Uplands, Swansea, SA2 0RU
Offers Over £425,000

4 2 1 D

GENERAL INFORMATION

Dawsons are delighted to offer for sale this well-presented detached family home, set in a quiet cul-de-sac within the highly sought-after area of Uplands, Swansea.

Arranged over three floors, this versatile property comprises an entrance hallway and home office/bedroom on the ground floor. The first floor offers a spacious lounge with patio doors opening onto a sit-on balcony, a kitchen/dining room with French doors leading to the rear garden, bedroom three, and a cloakroom.

On the second floor, you will find the master bedroom with an en-suite shower room, a further bedroom, and a family bathroom.

Externally, the property benefits from a front generous driveway laid with decorative stone and a garage. To the rear, there is a beautifully landscaped, enclosed tiered garden—perfect for outdoor entertaining or relaxation. Additionally, the property enjoys sea views to the front.

Ideally located close to Cwmdonkin Park, Swansea City Centre, and the vibrant Uplands Quarter with its array of local shops, bars, and restaurants. The property is also situated within a well-regarded school catchment area for both primary and secondary schools.

Viewing is highly recommended to fully appreciate the spacious accommodation, location, and lifestyle this family home has to offer.

FULL DESCRIPTION

Ground Floor

- Entrance
- Hallway

Office/Bedroom
13'2" x 8'8" (4.03m x 2.65m)

- First Floor
- Hallway
- Cloakroom

Lounge
17'11" x 11'10" (5.47m x 3.61m)

- Balcony



Kitchen/Dining Room
24'3" x 12'9" (7.41m x 3.91m)

Bedroom 3
12'4" x 8'7" (3.76m x 2.63m)

Second Floor

Landing

Master Bedroom
13'8" x 9'7" (4.17m x 2.93m)

En-Suite Shower Room

Bedroom 2
13'9" (max) x 13'3" (max)
(4.21m (max) x 4.06m (max))

Bathroom

External

Driveway to Front

Garage
17'7" x 11'10" (5.37m x 3.63m)

Enclosed Rear Garden With Side Pedestrian Access

Tenure - Freehold

Council Tax Band - F

EPC - D

Services
Mains Gas & Electric
Mains Sewerage

Broadband - The current supplier is Vodafone. Broadband type: Fibre

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

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

