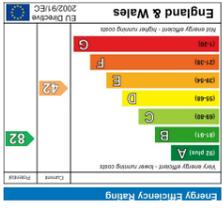
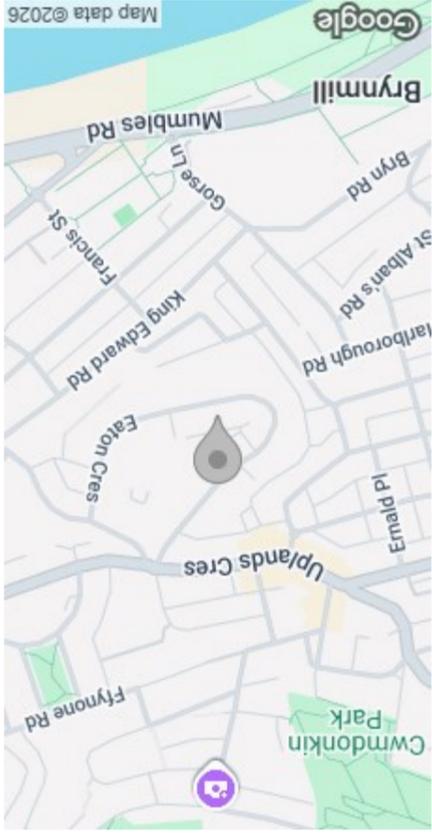


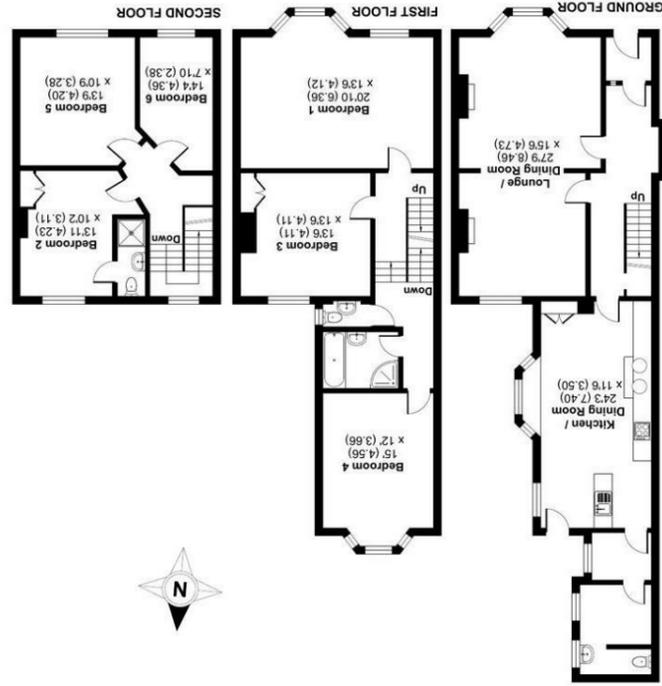
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Eaton Crescent, Abertawe, SA1
 Approximate Area = 2466 sq ft / 229 sq m
 For identification only - Not to scale

FLOOR PLAN



75 Eaton Crescent
 Uplands, Swansea, SA1 4QP
 Asking Price £390,000



GENERAL INFORMATION

Dawsons are delighted to introduce this impressive mid-terrace home, perfectly positioned in the heart of the ever-popular Uplands area of Swansea.

Arranged over three generous floors, the property offers flexible and well-laid-out living space ideal for modern family life. The ground floor features an entrance porch, hallway, lounge flowing into a dining area, a kitchen/dining room, inner hallway, and a convenient W.C. The first floor provides three bedrooms, a family bathroom, and a separate W.C., while the second floor adds a further three bedrooms, including one with its own en-suite shower room ideal for guests or older children.

Externally, the home benefits from a front garden, a private enclosed rear garden perfect for relaxing or entertaining, and the added advantage of a large garage providing valuable off-street parking.

Set just moments from the lively Uplands Quarter, the property enjoys excellent access to Swansea City Centre, Singleton Hospital, Swansea University, and The Mumbles. The location is further enhanced by being within a well-regarded school catchment area.

A fantastic opportunity to secure a substantial home in a prime location early viewing is highly recommended to appreciate the space, versatility, and lifestyle on offer.

FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Lounge/Dining Room

27'9" x 15'6" (8.46m x 4.73m)

Kitchen /Dining Room

24'3" x 11'5" (7.40m x 3.50m)

Inner Hallway

W.C

First Floor

Landing

Bedroom 1

20'10" x 13'6" (6.36m x 4.12m)

Bedroom 3

13'5" x 13'5" (4.11m x 4.11m)



Bedroom 4
14'11" x 12'0" (4.56m x 3.66m)

Bathroom

W.C

Second Floor

Bedroom 2
13'10" x 10'2" (4.23m x 3.11m)

Bedroom 5
13'9" x 10'9" (4.20m x 3.28m)

En-Suite Shower Room

Office
14'3" x 7'9" (4.36m x 2.38m)

External

Front Garden

Enclosed Garden to Rear

Parking

Garage

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

Tenure - Freehold

Council Tax Band - F

EPC - E

Services

Mains Gas & Electric
Mains Sewerage

Water - Billed

*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, [Home Coop].

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

