



GENERAL INFORMATION

Dawsons have the pleasure to offer for sale this traditional semi-detached family home situated in the sought after area of Uplands, Swansea. The property features an entrance porch, spacious hallway, lounge, reception room, dining room with bi-folding doors opening to the rear garden, kitchen and utility room to the ground floor. To the first floor there are three bedrooms, the master south facing with balcony with uninterrupted park views, and a family bathroom. To the second floor there is a large attic room offering plenty of scope for imaginative conversion, with en-suite toilet and shower room and walk-in wardrobe. Externally the property offers a gated, private front garden and an enclosed patio garden to rear with outbuilding/workshop and rear pedestrian access. Situated in a quiet, sought-after location, this property is across the road from Brynmill Park with its playground and lake, close to the shops and entertainment venues of Uplands, and is a short walk across parkland from Swansea University, Singleton Hospital and the beach. Families will appreciate the good catchment area for local schools, including Brynmill and Bryn y Mor (Welsh medium) primaries, Bishop Gore and Olchfa secondaries, and Oakleigh House and Ffynone House private schools. Would benefit from some updating; viewing highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
14'8" (max) x 12'1" (max)
(4.48m (max) x 3.69m (max))

Reception Room
20'4" x 12'0" (6.20m x 3.67m)

Dining Room
12'2" x 11'6" (3.72m x 3.53m)

Kitchen
12'6" x 8'0" (3.82m x 2.46m)

Lean - To



First Floor

Landing

Master Bedroom
14'10" (max) x 12'1" (max)
(4.54m (max) x 3.70m (max))

Bedroom 2
12'0" x 10'5" (3.68m x 3.18m)

Bedroom 3
12'0" x 9'4" (3.66m x 2.86m)

Bathroom

Second Floor

Attic Room
30'6" (max) x 14'9" (max)
(9.31m (max) x 4.51m (max))

En-Suite Shower Room

Walk-In Wardrobe
10'4" x 6'2" (3.16m x 1.88m)

External

Front Garden

Enclosed Rear Patio Garden

Outbuilding
14'4" x 5'11" (4.39m x 1.81m)

Rear Pedestrian Access

Tenure - Freehold

Council Tax Band - F

N.B

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

