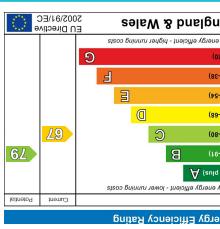




These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

These particulars 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



EPC



AREA MAP



FLOOR PLAN

Glanbrydan Avenue, Uplands, Swansea, SA2



84 Glanbrydan Avenue

Uplands, Swansea, SA2 0JH

Offers Over £350,000



DAWSONS
ALL THINGS PROPERTY

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.

