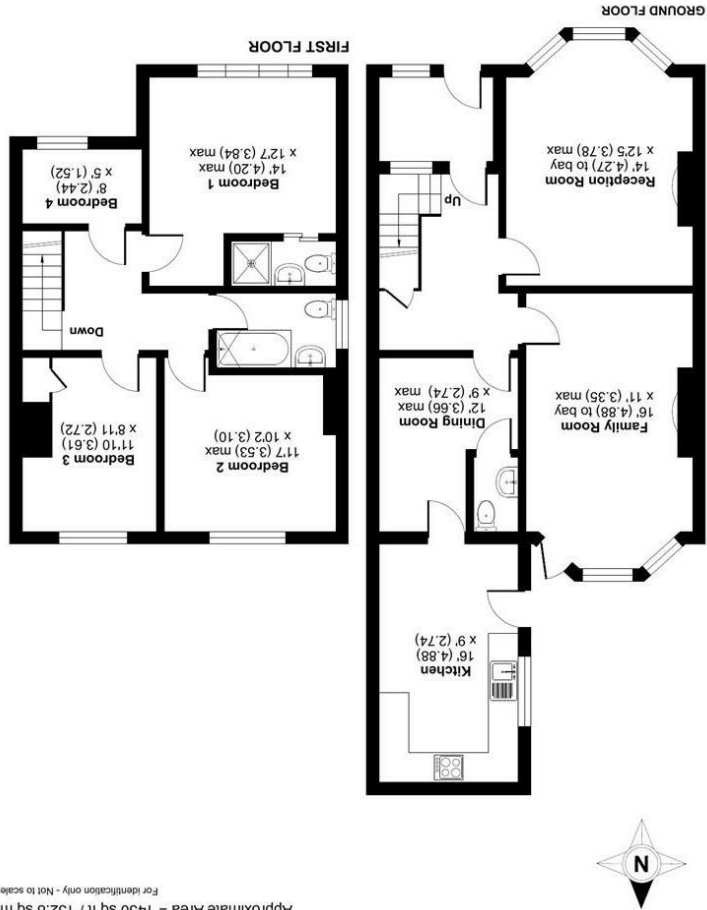
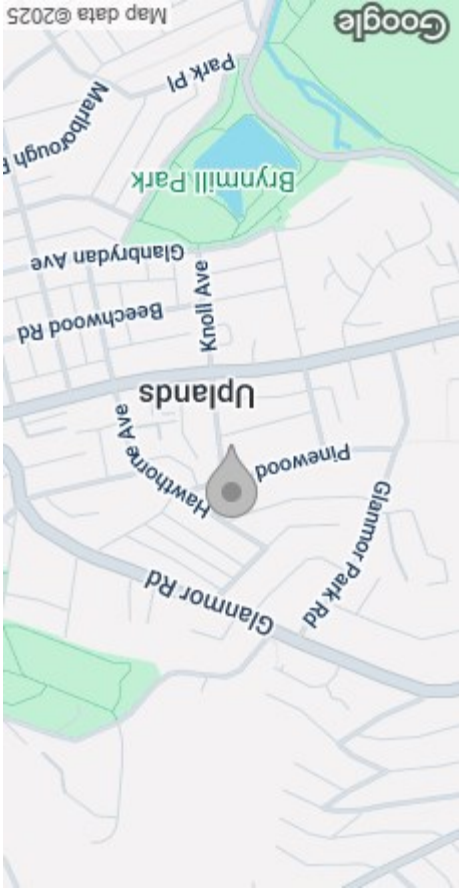


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 122813. © Dawson 2025.

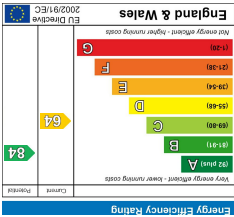


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Dawsons are pleased to offer to the market this elevated traditional semi-detached house, available with no upward chain.

This charming property is arranged over two floors and offers a well-proportioned living space. The ground floor comprises a spacious inner porch, hallway, and a front-facing lounge with a bay window. There is also a generous-sized family room at the rear, a dining room with a cloakroom off, and access to a modern, fitted kitchen that includes a range of built-in appliances.

On the first floor, you'll find four bedrooms, with the master benefiting from its own private en-suite shower room. A family bathroom completes the first floor. Please note that Bedroom 4 has restrictions on head height.

The property benefits from uPVC double glazing and gas central heating. Outside, there is a rear garden, perfect for relaxation or outdoor activities.

This bright and airy home is ideally situated for family living, with local amenities such as Brynmill Park, Singleton Park, and Cwmdonkin Park just a short distance away. Sketty Cross and Uplands, offering shops, bars, and restaurants, are nearby, and Singleton Hospital and Swansea University are also within easy reach.

This property is perfect for those seeking a family home in a prime location.

EPC - D
Tenure - FREEHOLD
Council Tax - F

FULL DESCRIPTION

GROUND FLOOR

INNER PORCH

HALLWAY

LOUNGE

14'0" to bay x 12'4" max (4.27 to bay x 3.78 max)

FAMILY ROOM

16'0" to bay x 10'11" max (4.88 to bay x 3.35 max)

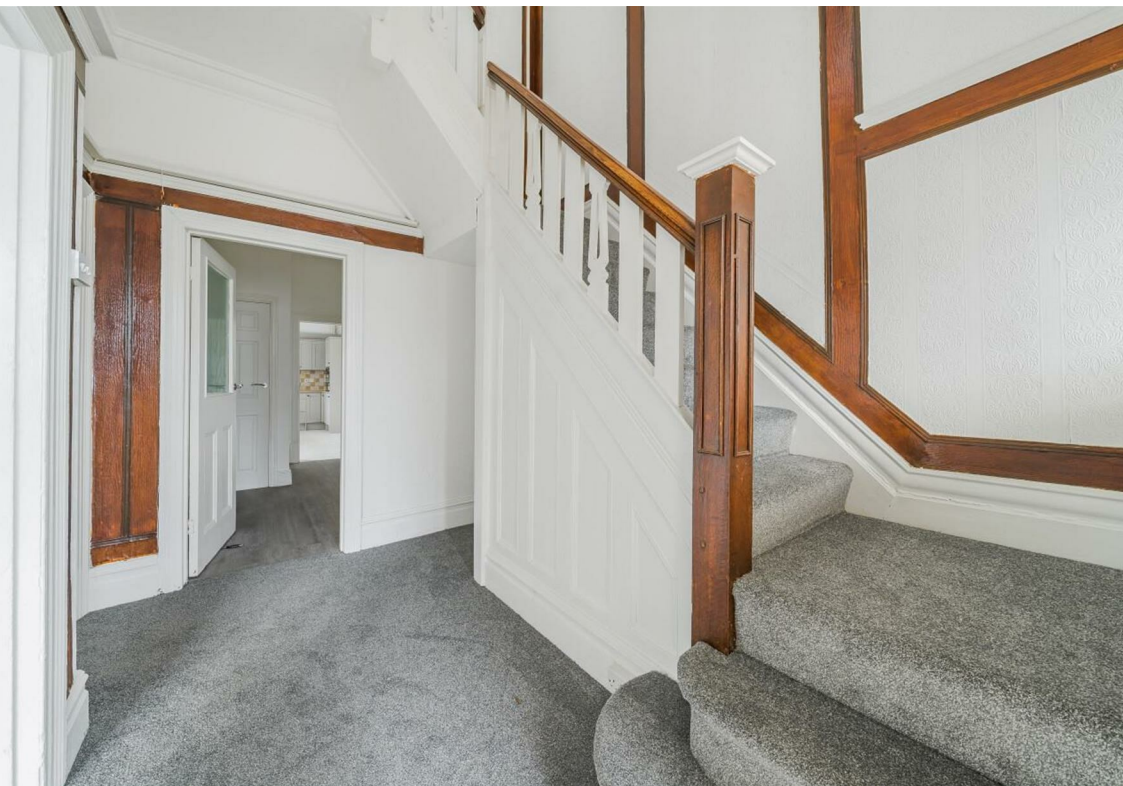
DINING ROOM L-SHAPE

12'0" max x 8'11" max (3.66 max x 2.74 max)

CLOAKROOM

KITCHEN/BREAKFAST ROOM

16'0" x 8'11" (4.88 x 2.74)



FIRST FLOOR

LANDING

BEDROOM 1

13'9" max x 12'7" max (4.20 max x 3.84 max)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'6" max x 10'2" (3.53 max x 3.10)

BEDROOM 3

11'10" x 8'11" (3.61 x 2.72)

BEDROOM 4

8'0" x 4'11" (2.44 x 1.52)

With limited head room

FAMILY BATHROOM

EXTERNAL

FRONT - Steps lead up to the entrance and also to the side of the property which leads through to the rear.

REAR - Garden arranged over three levels with sitting areas and laid to lawn.

SERVICES

Mains electric. Mains sewerage. Mains Water. Mobile phone and Broadband can be found via Ofcom Checker.

