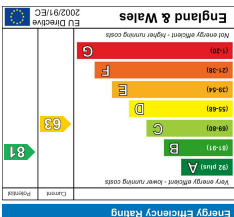
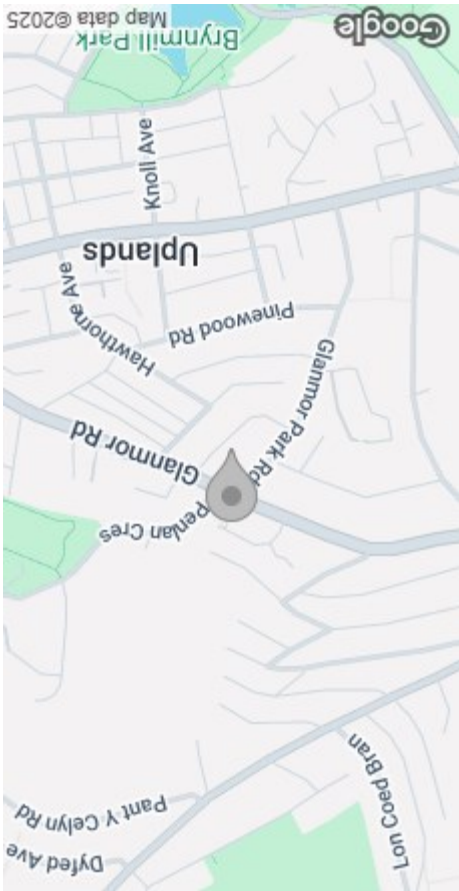


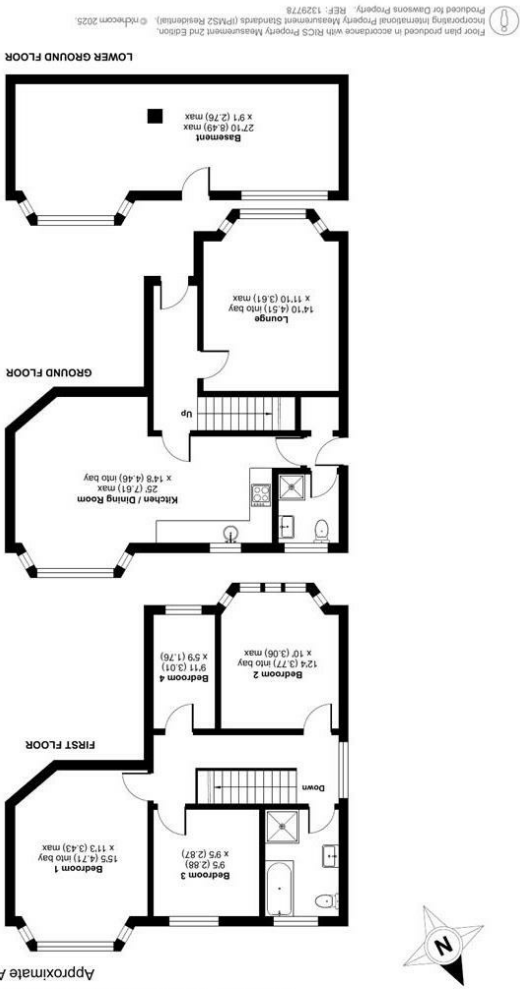
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EPC



AREA MAP



FLOOR PLAN



8 Maple Crescent

Uplands, Swansea, SA2 0QD

Asking Price £385,000



GENERAL INFORMATION

Dawsons are delighted to present to the market this beautifully presented traditional bay-fronted semi-detached home, offered with no onward chain.

Ideally located in the sought-after Uplands area, this lovely home is perfectly placed for access to both Uplands and Sketty shops, cafés, bars, and amenities, as well as local parks, Swansea University, and Singleton Hospital.

The well-proportioned accommodation is arranged over two floors, with the added benefit of a spacious basement accessed via the rear garden perfect for storage or potential development (subject to any necessary consents).

The ground floor comprises an inviting entrance hallway, a front-facing lounge, and a modern open-plan kitchen/dining room to the rear featuring a sleek white high-gloss fitted kitchen. A stylish ground floor shower room completes the layout.

Upstairs, the first-floor landing gives access to four bedrooms and a contemporary family bathroom.

Further benefits include uPVC double glazing and gas central heating.

Externally, the property offers off-road parking to the front, while the enclosed rear garden is mainly laid to lawn with a decked seating area to the rear—perfect for outdoor entertaining or relaxing.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
14'9" into bay x 11'10" max (4.51 into bay x 3.61 max)

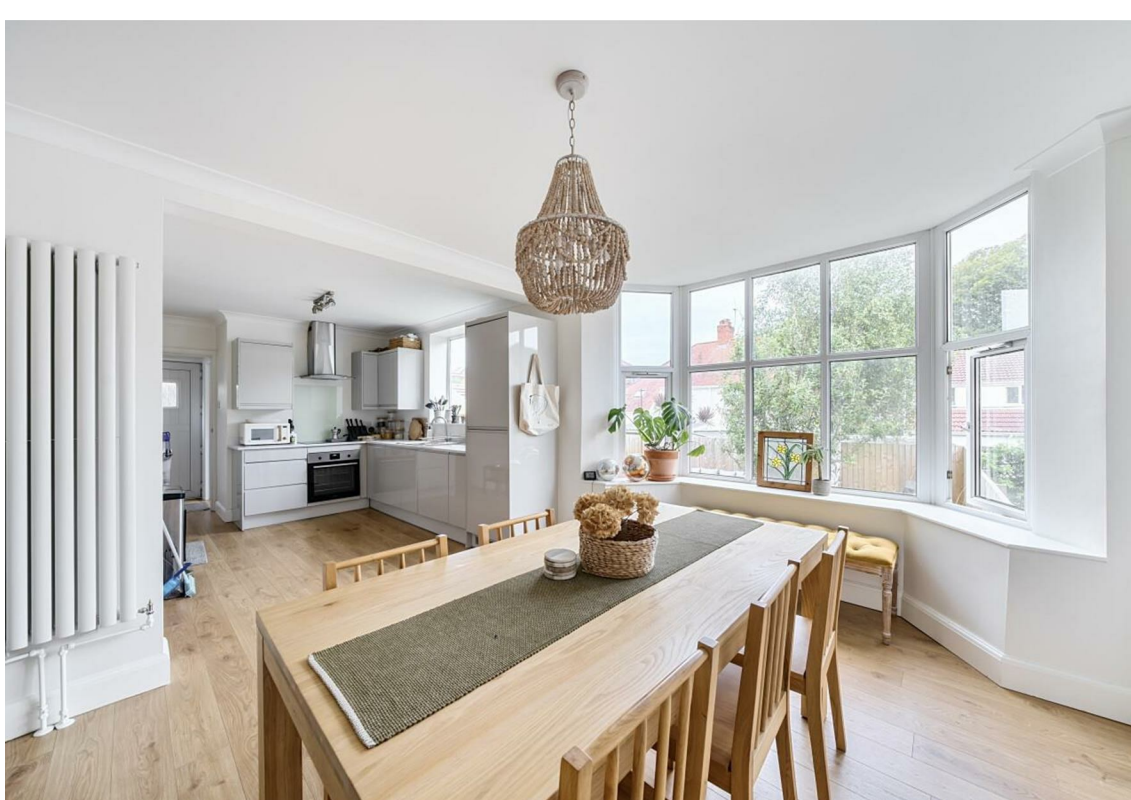
KITCHEN/DINING ROOM
24'11" max x 14'7" into bay (7.61 max x 4.46 into bay)

SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM 1
15'5" into bay x 11'3" max (4.71 into bay x 3.43 max)



BEDROOM 2
12'4" into bay x 10'0" max (3.77 into bay x 3.06 max)

BEDROOM 3
9'5" x 9'4" (2.88 x 2.87)

BEDROOM 4
9'10" x 5'9" (3.01 x 1.76)

BATHROOM

EXTERNAL

FRONT - Off road parking
REAR - Laid to lawn with decked sitting area

BASEMENT
27'10" max x 9'0" max (8.49 max x 2.76 max)
Accessed via the garden and has two rear facing windows and houses the gas boiler.

PARKING
Off road parking

TENURE
Freehold

EPC
D

COUNCIL TAX
F

SERVICES
Mains gas, electric, water (metered/billed) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

