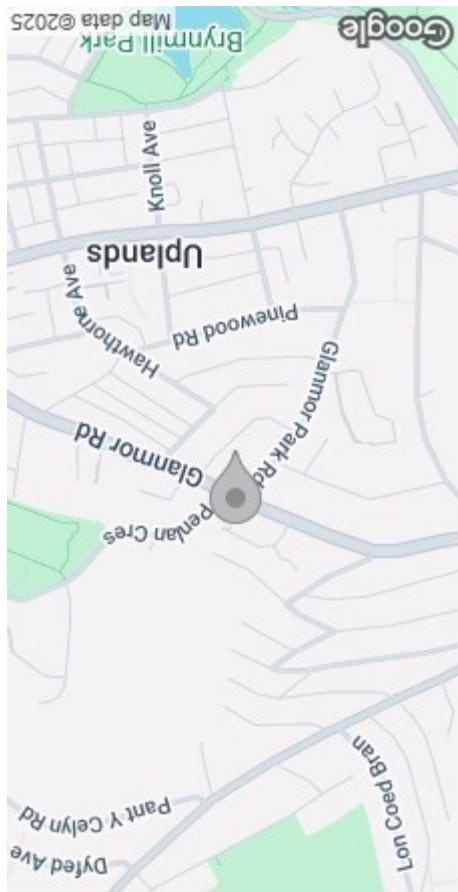




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC

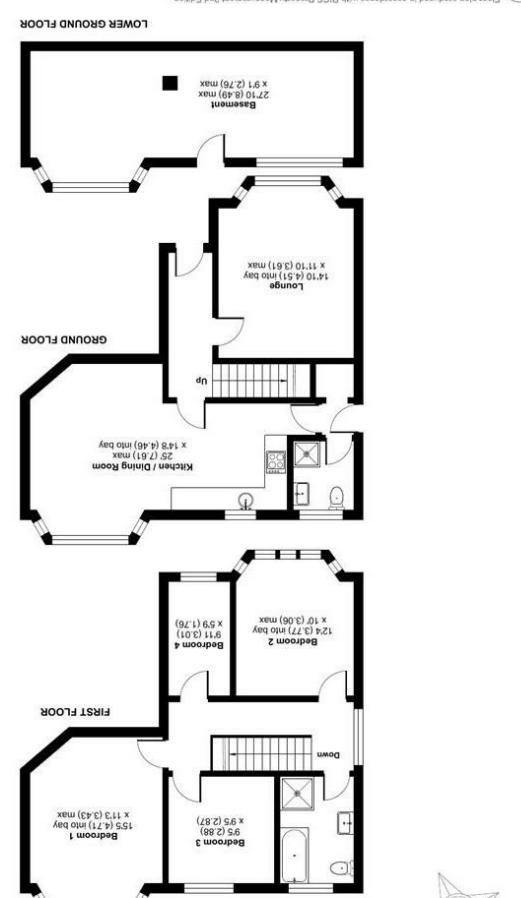


### AREA MAP

Maple Crescent, Uplands, Swansea, SA2

Approximate Area = 1491 sq ft / 138.5 sq m

For identification only - Not to scale



### 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

