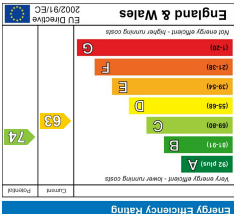


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC



AREA MAP



GENERAL INFORMATION

Calling All Investors!! Dawsons are delighted to present this traditional four-bedroom semi-detached home in the ever-popular area of Uplands, Swansea. Bursting with character and offering generous living space throughout, this property provides a fantastic opportunity for those looking to modernise or undertake a full renovation project.

The ground floor comprises an entrance porch, hallway, spacious lounge, separate dining room, cloakroom, kitchen, and a conservatory overlooking the rear. Upstairs, you'll find four double bedrooms, a family bathroom, and an additional W.C. Externally, the property benefits from front and rear patio gardens, along with a garage.

Perfectly positioned just moments from Cwmdonkin Park, Swansea City Centre, and the vibrant Uplands Quarter, you'll enjoy convenient access to local shops, bars, restaurants, and excellent transport links. The property also sits within a highly regarded school catchment area, including Oakleigh House Private School.

The property is in need of comprehensive updating throughout, making it an exceptional blank canvas for those eager to add value and create a stunning family home. Viewing is highly recommended to fully appreciate the scale, charm, and potential this property has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALL

CLOAKROOM

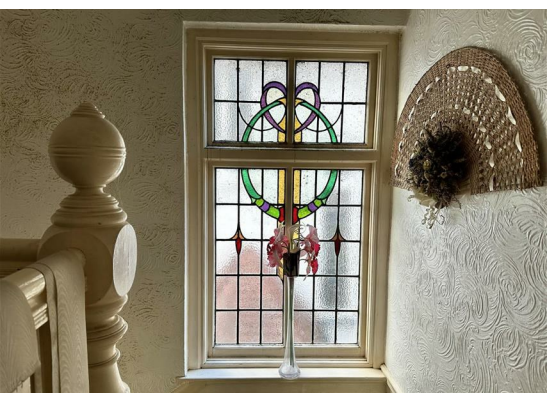
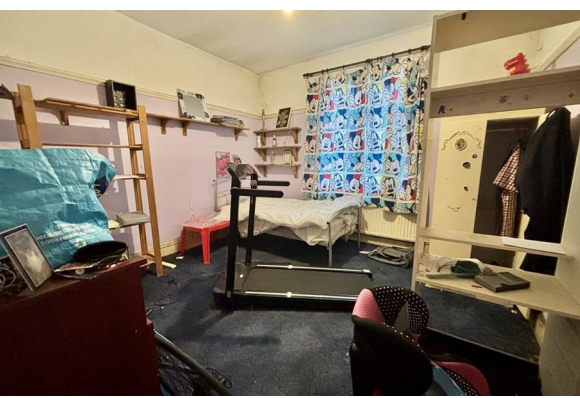
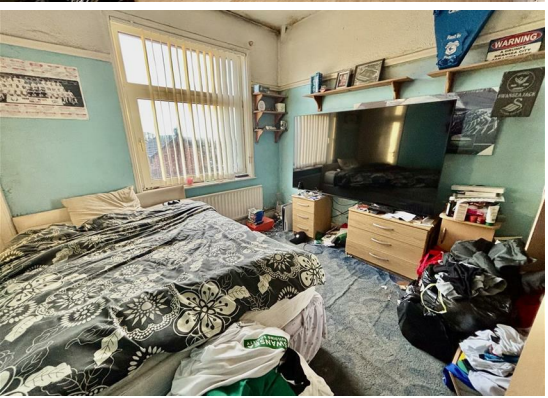
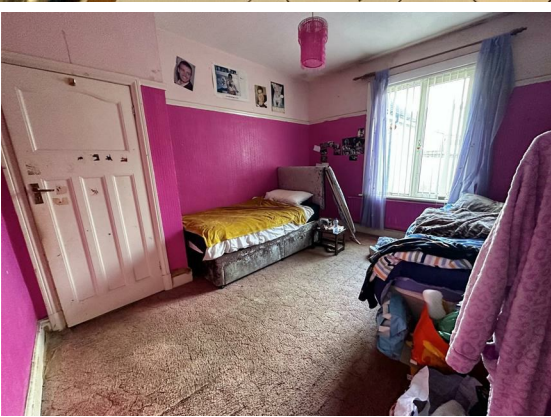
FAMILY ROOM
25'11" x 11'1" (7.9m x 3.4m)

DINING ROOM
11'9" x 11'9" (3.6m x 3.6m)

KITCHEN
11'9" x 11'9" (3.6m x 3.6m)

CONSERVATORY
11'5" x 9'11" (3.5m x 3.04m)

FIRST FLOOR



LANDING

BEDROOM 1
13'1" x 12'1" (4m x 3.7m)

BEDROOM 2
13'3" x 11'1" (4.05m x 3.4m)

BEDROOM 3
12'1" x 11'9" (3.7m x 3.6m)

BEDROOM 4
12'1" x 9'10" (3.7m x 3m)

BATHROOM
8'10" x 8'6" (2.7m x 2.6m)

SEPERATE W.C
8'6" x 3'3" (2.6m x 1m)

EXTERNAL

FRONT PATIO WITH SIDE
PEDESTRIAN ACCESS

ENCLOSED RAER PATIO GARDEN

GARAGE

TENURE
FREEHOLD

COUNCIL TAX
F

EPC
D

SERVICES
TBC