



## Belgrave Gardens, Uplands, Swansea, SA1 4QF

- GRADE 11 LISTED PROPERTY
- FOUR RECEPTION ROOMS
- FIVE BEDROOMS
- BATHROOM & ENSUITE
- CONSERVATORY
- BASEMENT WITH SAUNA
- FRONT & REAR GARDENS
- CENTRAL LOCATION

Asking Price £399,500

11 Walter Road, Swansea, SA1 5NF  
 T: 01792 646 060 | F: 01792 643 974  
 sw@dawsonsproperty.co.uk





#### ENTRANCE

Enter via wooden front door into:

#### ENTRANCE HALLWAY

Spacious hallway with original staircase to the first floor landing, stairs down to the two cellar rooms, door leading out onto the rear courtyard, exposed floor boards, door to:

#### DINING ROOM 4.37m x 3.90m (14'4" x 12'10")

UPVC double glazed window to front, feature period open coal fireplace, radiator, plate rack, coved ceiling, opening through to:

#### STUDY 4.37m x 3.85m (14'4" x 12'8")

Feature fireplace with real flame effect gas fire, radiator, coved ceiling, double doors into:

#### CONSERVATORY

Of half brick and uPVC construction with bi polycarbonate roof, uPVC double glazed french doors to rear garden.

#### CLOAKROOM

Fitted with low level w.c and wash hand basin.

#### SITTING ROOM 4.63m x 4.46m (15'2" x 14'8")

UPVC double glazed bay window to front, fireplace with multi fuel burner, radiator, plate rack, coved ceiling, open through to;

#### BREAKFAST ROOM 3.88m x 3.12m (12'9" x 10'3")

Radiator, tiled floor, open through to:

#### KITCHEN 4.79m x 2.82m (15'9" x 9'3")

Fitted with a range of wall and base units with work surfaces over, inset one and a half bowl sink unit and drainer, inset four ring gas hob, fitted 'Aga' range cooker, beamed ceiling, part tiled walls, tiled floor, uPVC double glazed french doors to the rear garden.

#### UTILITY ROOM 2.44m x 1.99m (8'0" x 6'6")

Two windows to rear, plumbed for washing machine, floor standing combination boiler.

#### LANDING

Split level with double glazed window to rear, stairs to second floor, doors to cloakroom and storage cupboard.

#### BATHROOM

Four piece suite comprising free standing claw foot bath, pedestal wash hand basin, low level w.c and shower cubicle, radiator, part tiled walls, UPVC double glazed window to rear,

#### BEDROOM 1 4.63m x 3.88m (15'2" x 12'9")

UPVC double glazed window to front, two built in wardrobes, coved ceiling, radiator, door to:

#### ENSUITE BATHROOM

Modern three piece suite comprising free standing claw foot bath, wash hand basin set onto vanity unit and shower cubicle, part tiled walls, uPVC double glazed window to front, wall fitted towel warmer.

#### BEDROOM 2 4.37m x 3.85m (14'4" x 12'8")

UPVC double glazed window to rear, radiator, fitted wardrobes.

#### BEDROOM 3 4.37m x 3.90m (14'4" x 12'10")

UPVC double glazed window to front, fireplace, radiator. This room is currently being used as a sitting room.

#### SECOND FLOOR

#### LANDING

Doors to bedrooms 4 and 5.

#### BEDROOM 4 4.37m x 3.79m (14'4" x 12'5")

UPVC double glazed window to rear, double glazed window to front, radiator.

#### BEDROOM 5 3.79m x 3.69m (12'5" x 12'1")

UPVC double glazed windows to front and rear, radiator.

#### BASEMENT

Two useful rooms with both internal and external access, currently used as an entertainment room and a dining room. The sauna is also located here.

#### EXTERNAL

#### FRONT

This is the only property within Belgrave Gardens to benefit from a private front garden laid to lawn and planted with trees and an abundance of mature shrubs.

#### REAR

A walled courtyard garden with well stocked raised flower beds.

#### PARKING

Residents permit parking is available in close proximity to the property.

#### DIRECTIONS

From our Walters road office continue along Walters Road in the direction of the Uplands and the property can be found on your right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646 060



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.