



27 Glanmor Crescent, Uplands, Swansea, SA2 0PJ

Dawson's are pleased to offer this beautifully presented terraced property located in the desired location of Uplands. This property has been refurbished to a modern standard offering the new owner a perfect opportunity to put their own stamp on this beautiful home. Downstairs comprises a spacious hallway with beautifully incorporated original features to a modern day standard, open plan modern living dining area, access to the cellar, kitchen/breakfast room fitted with a modern kitchen. To the first floor you will find three double bedrooms, bathroom stairs to the third floor attic room. Externally to the front is an enclosed forecourt. To the rear of the property is a raised patio area down a few steps leads you to the garden with mature shrubs, also benefiting from pedestrian access. This property has easy access to various local amenities including shops, cafes, bars, medical centre, good access to public transport and city centre. Viewing is highly recommended. EPC-E.

Asking Price £210,000

11 Walter Road, Swansea, SA1 5NF
T: 01792 646060 | F: 01792 643 974
sw@dawsonsproperty.co.uk





ENTRANCE

Enter via wooden door into:

PORCH

Coved ceiling ,dado rail, wood floor, door into:

HALLWAY

Coved ceiling, dado rail, radiator, wooden floor, stairs to first floor.

LOUNGE/DINING ROOM 9.12m x 3.94m (29'11" x 12'11")

UPVC double glazed bay window to front, uPVC double glazed window floor-to-ceiling window to rear, coved ceiling, radiator, fireplace surround with gas fireplace, alcoves with shelves and storage cupboard under, two radiators, door to cellar, wooden floor.

KITCHEN 5.41m x 2.64m (17'9" x 8'8")

Fitted with a range of wall and base units with complimentary work surface over, ceramic sink with mixer tap, four ring gas hob, gas oven under, chimney style extractor fan, integrated washing machine and dishwasher, cupboard housing wall mounted combination boiler, half tiled walls, radiator, storage cupboard, ceiling spotlights, uPVC window to rear, uPVC glass panel door into:

STORAGE AREA

Wooden glass panel door to rear.

FIRST FLOOR

LANDING

BEDROOM 1 5.17m x 3.50m (17'0" x 11'6")

Two uPVC double glazed window to front, coved ceiling, radiator, wooden floor.

BEDROOM 2 3.60m x 3.06m (11'10" x 10'0")

UPVC double glazed window to rear, coved ceiling, two alcoves, radiator, wooden floor.

BEDROOM 3 3.28m x 2.84m (10'9" x 9'4")

UPVC double glazed window to rear, radiator, wooden floor.

BATHROOM

Three-piece suite comprising panelled bath with shower over, low-level w.c, pedestal wash hand basin , splash back tiles, radiator, laminate floor, uPVC double glazed window to side.

LANDING

UPVC double glazed window to rear, storage cupboard, wooden floor, stairs leading to attic.

ATTIC ROOM 4.68m x 3.45m (15'4" x 11'4")

UPVC double glazed window to rear, wooden floor, storage cupboard.

EXTERNAL

FRONT

Laid to decorative stone with boarded shrubs.

REAR

Patio area with mature shrubs with rear access.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060



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.