



## 20 Clevedon Court, Uplands, Swansea, SA2 0RG

\*\*\* DETACHED HOME WITH ANNEXE - PLEASE SEE 3D FLOORPLAN \*\*\*

We are delighted to offer for sale this unique opportunity to acquire this substantial property boasting a self contained annexe. Located in the heart of the vibrant Uplands Quarter, this ideal family home comprises of entrance hall, cloakroom, kitchen/breakfast room, lounge, dining room, four bedrooms, family bathroom and en-suite shower room to master. The self contained annexe comprises of entrance hall, potential bathroom/shower room, lounge/bedroom and kitchen. The annexe also benefits from its own potential entrance. The property further benefits from double glazed windows throughout and gas combi central heating as well as beautiful sea and park views. Externally the property offers a driveway to front offering off road parking leading to garage with electric door. The property is well positioned for local Universities, Uplands shopping/bars and restaurants as well as being a short distance away from Swansea City Centre and local coastlines. Viewing is highly recommended to appreciate this the size and views this ideal family home has to offer. EPC - E.

### Offers In The Region Of £340,000

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## GROUND FLOOR

### ANNEXE

#### ENTRANCE HALL

Entrance door, tiled floor, storage cupboard.

#### BATHROOM 1.95m x 1.49m (6'5" x 4'11")

UPVC double glazed window to side, radiator, tiled flooring. Space for bath/shower, wash hand basin and W.C.

#### LOUNGE/BEDROOM 5.20m x 2.95m (17'1" x 9'8")

Two uPVC double glazed windows to side, uPVC double glazed door to side, uPVC double glazed window to front. Storage cupboard. Radiator

#### KITCHEN 2.62m x 2.47m (8'7" x 8'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, radiator, wall mounted gas combination boiler. UPVC double glazed window to side.

### MAIN HOUSE

#### ENTRANCE HALL

Entrance door, uPVC double glazed window to side, under stairs storage cupboard, tiled flooring.

#### CLOAKROOM

UPVC double glazed window to front, fitted with two piece suite wash hand basin and WC, radiator, tiled flooring.

#### KITCHEN/BREAKFAST ROOM 6.60m x 4.09m MAX (21'8" x 13'5" MA X)

Fitted with a matching range of base and eye level units with worktop space over, inset sink, built-in integrated fridge/freezer and dishwasher, induction hob with fitted extractor hood over, combi microwave and oven, uPVC double glazed windows to side, uPVC double glazed window to rear, tiled flooring, coving to ceiling, bi-folding doors leading out onto garden patio.

### FIRST FLOOR

#### LANDING

UPVC double glazed box window to side enjoying beautiful views.

#### DINING ROOM 4.14m x 3.72m (13'7" x 12'2")

UPVC double glazed box window to side, radiator.

#### LOUNGE 4.23m x 3.61m (13'11" x 11'10")

UPVC double glazed window to rear and side. Radiator.

#### BEDROOM 5 2.92m x 2.40m (9'7" x 7'10")

UPVC double glazed window to front enjoying beautiful sea views.

#### BEDROOM 4 3.32m x 2.92m (10'11" x 9'7")

UPVC double glazed window to rear, radiator.

### SECOND FLOOR

#### LANDING

#### BEDROOM 3 2.92m x 2.93m (9'7" x 9'7")

UPVC double glazed window to front enjoying views over Swansea Bay, radiator.

#### BEDROOM 2 4.14m x 3.61m (13'7" x 11'10")

UPVC double glazed window to side, uPVC double glazed window to front, built in wardrobes, radiator,

#### BATHROOM 3.29m x 1.80m (10'10" x 5'11")

Fitted with four piece suite comprising bath, separate shower enclosure, vanity wash hand basin and WC, uPVC double glazed window to rear, uPVC double glazed window to side, tiled walls with feature mosaic borders, tiled floorings, radiator, ceiling spotlights,

#### MASTER BEDROOM 4.25m x 3.07m (13'11" x 10'1")

UPVC double glazed window to side, uPVC double glazed window to rear, radiator, fitted wardrobes offering both shelved and hanging storage. Discreet entrance into:

#### EN-SUITE SHOWER ROOM

Three piece suite comprising of W.C, vanity wash hand basin, walk in shower enclosure, tiled walls, tiled floor.

#### GARAGE 5.31m x 3.38m (17'5" x 11'1")

Electric door, uPVC double glazed door to rear. Electricity points, space for chest freezer.

### EXTERNAL

Driveway to front offering off road parking and leading to garage. To the rear there is an enclosed garden laid to patio and mature shrubs.

**TENURE:** Freehold

**COUNCIL TAX:** E

**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.