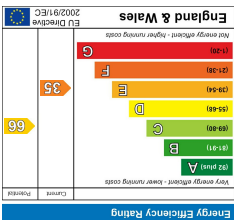
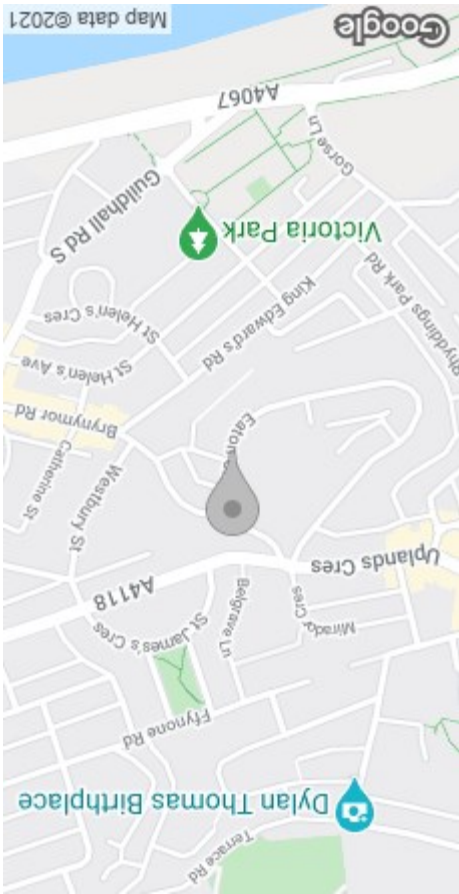


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

We are delighted to offer for sale this impressive and extremely spacious seven bedroom property located in a very sought after location in Uplands. Built in the early 1880', this Victorian residence retains much of its original character and grandeur and is considered an ideal family home. This exceptional accommodation is set over four floors and the property enjoys breathtaking uninterrupted views over Swansea Bay. The living accommodation comprises of entrance hall, kitchen/breakfast room, cloakroom, formal dining room, spacious lounge, seven bedrooms and two bathrooms, Further benefits include gas central heating and No onward chain. Externally the property offers a private courtyard to front and an enclosed garden to rear leading to a detached double garage. The property is very conveniently located close to the vibrant Uplands Quarter and provides great transport links to Swansea City Centre, Singleton Hospital and Swansea University, Viewing is highly recommended to appreciate what this fantastic property has to offer.

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FULL DESCRIPTION

GROUND FLOOR

ENTRANCE
Enter via glass panel door with side panels with engraved, stained and leaded glass into:

HALLWAY
Original stripped pine staircase to first floor, coved ceiling, decorative fire recess with pine surround, radiator, Mosaic marble floor, access to lower ground floor.

CLOAKROOM
Two piece suite comprising wash hand basin, low level w.c, coved ceiling, radiator, original stained leaded glass window.

LOUNGE
20'0" x 17'10" (6.10 x 5.44)
Bay window and window to rear with beautiful views, coved ceiling, two radiators, stone built 'Minster' fire place with pine cupboard and shelving to both sides, glass panel doors to:

DINING ROOM
16'3" x 13'8" (4.95 x 4.17)
Coved ceiling, original feature cast iron/tiled fireplace on tiled hearth with Georgian style fire surround, full height glass panelling to light atrium.

KITCHEN
22'0" x 13'0" (6.71 x 3.96)
Fitted with extensive wall and base units with granite effect work surface over, island with solid granite work surface over and open shelves under, glass panel display cabinets and plate racks, set in sink and drainer, five ring gas hob with stainless steel chimney style extractor hood over, built in stainless steel oven and grill, splash back tiling, laminate flooring, radiator, bay window to front, hardwood stable door to front courtyard.



FIRST FLOOR

LANDING
Spacious open space with original stained and leaded glass window, stripped pine staircase to second floor, original decorative cornice, stripped pine door architraves, dado rail,

BEDROOM 1
20'3" x 17'10" (6.17 x 5.44)
Bay window to rear with panoramic views over City and Swansea Bay, original feature fireplace with pine surround.

BEDROOM 2
14'2" x 12'10" (4.32 x 3.91)
Window to atrium, coved ceiling, original cast iron tiled feature fireplace with pine surround, radiator.

BEDROOM 3
13'9" x 13'4" (4.19 x 4.06)
Bay window to front, original cast iron feature fireplace.

BATHROOM
Four piece Edwardian style suite comprising free standing claw feet bath, corner shower cubicle chrome power shower and ceramic wall tiling, low level w.c, pedestal wash hand basin, ceramic tiled flooring, partly tiled walls, pine fronted airing cupboard, two windows to light atrium.

SECOND FLOOR

LANDING.
Velux roof window, stripped pine door architrave, dado rail, storage cupboard, loft access.

BEDROOM 4
20'0" x 14'0" (6.10 x 4.27)
UPVC double glazed window to rear with panoramic views over the City and Swansea Bay, original feature cast iron fireplace, built in storage, varnished floor boards.

BEDROOM 5
14'6" x 13'0" (4.42 x 3.96)
Window to front, radiator.

LOWER GROUND LEVEL

HALLWAY.
Staircase to first floor.

STUDY
15'9" x 13'5" (4.80 x 4.09)
UPVC double glazed window to atrium, open fireplace with dog grate and pine surround, timber built mezzanine level, radiator.

RECREATIONAL ROOM
14'3" x 12'9" (4.34 x 3.89)
Glass panels to light atrium, original cast iron feature fireplace, radiator.

UTILITY ROOM
Base storage units, stainless steel sink, plumbed for washing machine.

BATHROOM.
Three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c., fully tiled walls.

EXTERNALLY
Private courtyard to front. Enclosed south facing garden to rear with trees and shrubs, double garage.

Tenure
Freehold

