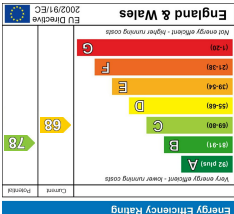
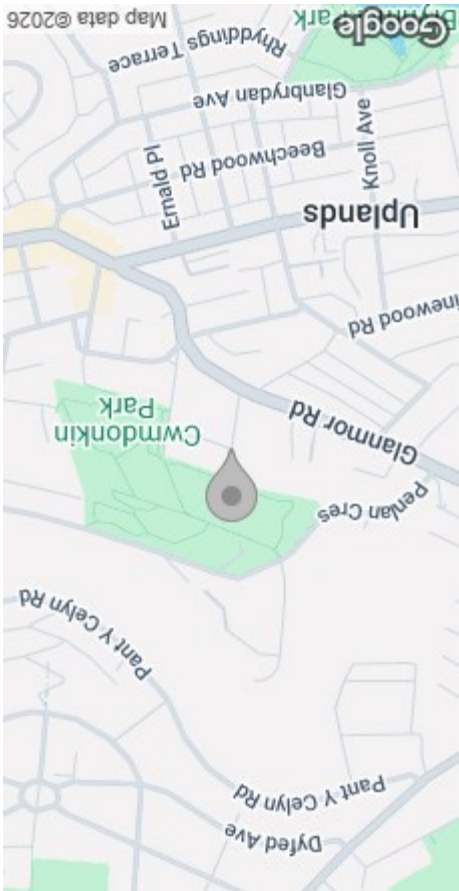


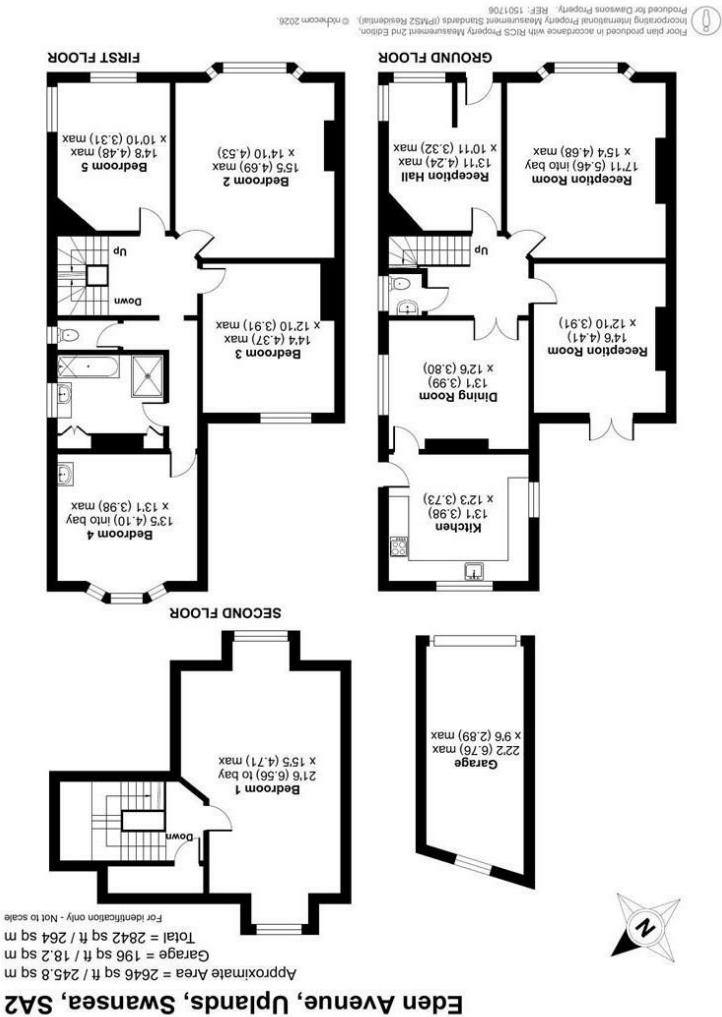
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Dawsons are delighted to present this distinguished detached family residence, occupying an enviable position on the prestigious Eden Avenue in the heart of Uplands, Swansea. Held by the same family for over fifty years, this is a rare opportunity to acquire a home of exceptional character, generous proportions, and architectural significance.

Constructed in 1914, the property was designed by the renowned Swansea architect Glendinning Moxham, whose work has left a lasting legacy across the city. Displaying many of the hallmarks of the period, the home retains an abundance of original character and presents a unique opportunity for sympathetic restoration or sensitive modernisation.

The spacious accommodation is perfectly suited to family living, offering five well-proportioned bedrooms and three elegant reception rooms, providing flexible space for entertaining, home working, or everyday life. High ceilings, original period features, and a wealth of natural light combine to create a home of warmth, charm, and timeless appeal.

Externally, the property is equally impressive, enjoying established front and rear gardens that provide a private setting, together with a substantial detached garage and a useful brick-built garden store.

Eden Avenue is widely regarded as one of Uplands' most desirable addresses, renowned for its attractive tree-lined setting and outstanding convenience. The vibrant Uplands Quarter, with its excellent selection of independent cafés, restaurants, bars, and local amenities, is just a short walk away, while Swansea University, Singleton Park, the seafront, and Cwmdonkin Park are all within easy reach.

Offering an exceptional blend of history, character, and future potential, this is a truly rare opportunity to acquire one of Uplands' landmark homes. Early viewing is highly recommended to appreciate the scale, craftsmanship, and prestigious setting this remarkable property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Reception Hallway

Cloakroom

Reception Room 1
17'10" (into bay) x 15'4" (max) (5.46m (into bay) x 4.68m (max))

Reception Room 2
14'5" x 12'9" (4.41m x 3.91m)

Dining Room
13'1" x 12'5" (3.99m x 3.80m)

Kitchen
13'0" x 12'2" (3.98m x 3.73m)



First Floor

Landing

Bedroom 2
15'4" (max) x 14'10" (4.69m (max) x 4.53m)

Bedroom 3
14'4" (max) x 12'9" (max) (4.37m (max) x 3.91m (max))

Bedroom 4
13'5" (into bay) x 13'0" (max) (4.10m (into bay) x 3.98m (max))

Bedroom 5
14'8" (max) x 10'10" (max) (4.48m (max) x 3.31m (max))

Bathroom

Second Floor

Bedroom 1
21'6" (to bay) x 15'5" (max) (6.56m (to bay) x 4.71m (max))

External

Front Garden

Enclosed Rear Garden

Garage

Tenure - Freehold

Council Tax Band - G

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

N.B

Please note this property is a Grade 2 listed building.

