9 Bernard Street

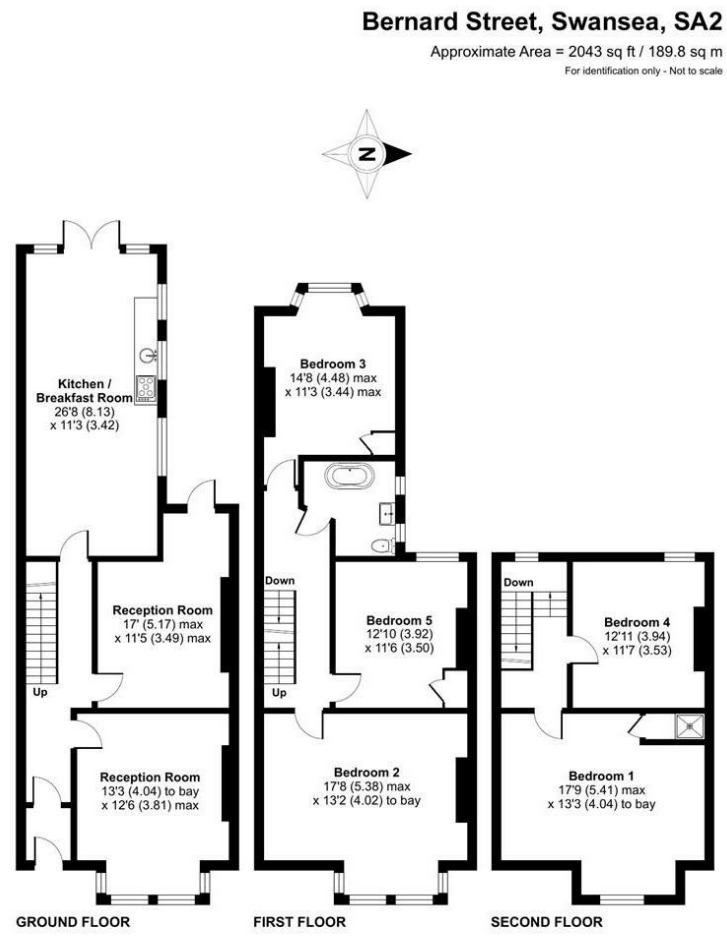
Uplands, Swansea, SA2 0HU

Offers Over £350,000

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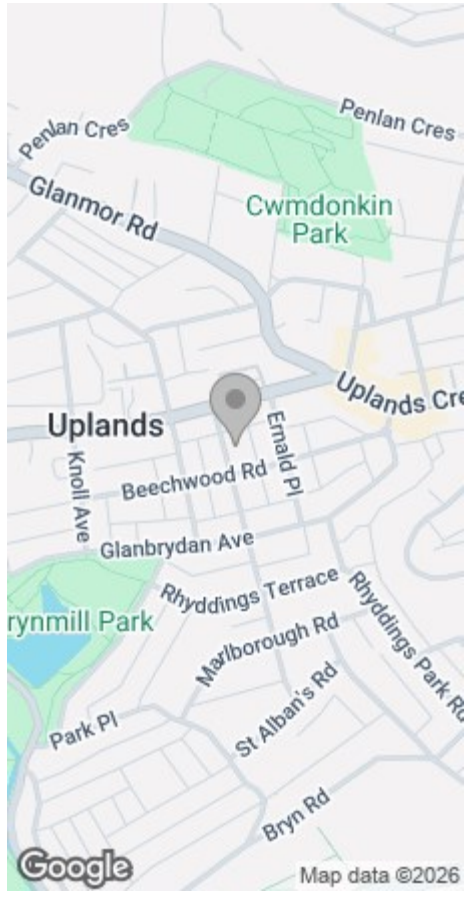


FLOOR PLAN

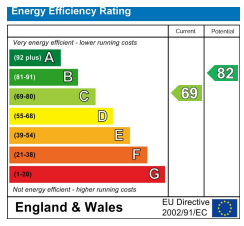


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Dawsons Property. REF: 1349865

AREA MAP



EPC



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.

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GENERAL INFORMATION

Dawsons are delighted to present this impressive and spacious period home, beautifully positioned in the highly sought-after Uplands area of Swansea. Arranged over three floors, this substantial mid-terrace residence offers generous and versatile accommodation, perfectly suited to modern family living.

From the moment you step inside, the property combines period character with an abundance of living space. The ground floor features an entrance porch and hallway leading to two separate reception rooms, together with a kitchen/breakfast room with French doors opening onto the rear garden.

The first floor provides three bedrooms and a family bathroom, while the second floor offers two further bedrooms, one benefiting from its own en-suite shower room.

Throughout the property, charming period features add character and individuality, complementing the generous proportions of this impressive home. To the rear, an enclosed decked garden provides a private outdoor setting, with the French doors creating a natural connection between the kitchen/breakfast room and garden.

The location is equally impressive. Situated within easy reach of Brynmill Park, Swansea University, Singleton Park and Swansea Bay, the property is also close to the vibrant Uplands Quarter, renowned for its excellent selection of cafés, restaurants and bars. Local amenities and schools are also close by.

Combining five bedrooms, three floors of versatile accommodation, period features and a superb Uplands location, this is a wonderful opportunity to acquire a substantial Swansea home with genuine character.

Viewing is highly recommended to fully appreciate the scale, versatility and character of this impressive property.







FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Reception 1
13'3" (to bay) x 12'5" (max) (4.04m (to bay) x 3.81m (max))

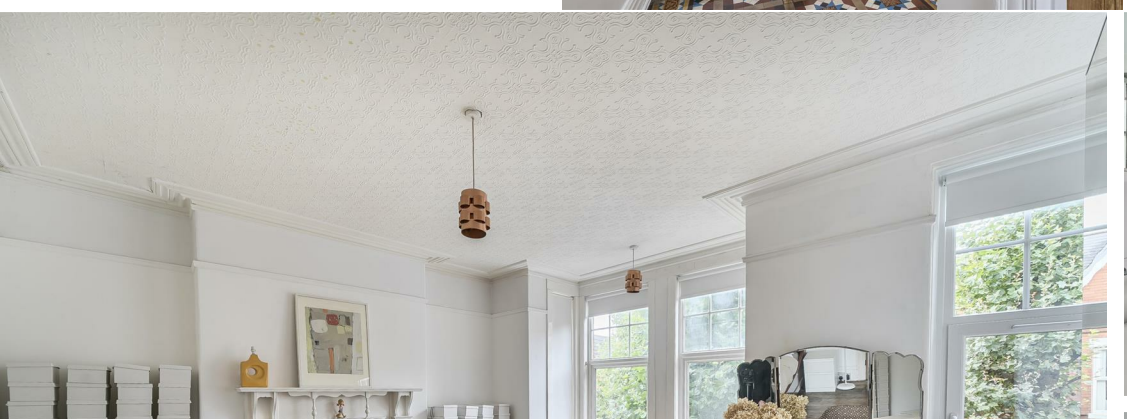
Reception 2
16'11" (max) x 11'5" (max) (5.17m (max) x 3.49m (max))

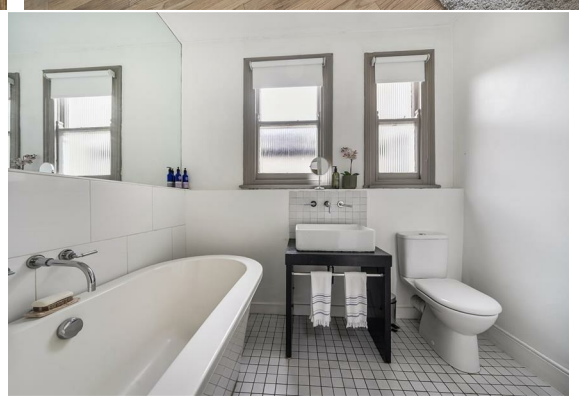
Kitchen/Breakfast Room
26'8" x 11'2" (8.13m x 3.42m)













First Floor

Landing

Bedroom 2
17'7" (max) x 13'2" (to bay) (5.38m (max) x 4.02m (to bay))

Bedroom 3
14'8" (max) x 11'3" (max) (4.48m (max) x 3.44m (max))

Bedroom 5
12'10" x 11'5" (3.92m x 3.50m)

Bathroom

Second Floor

Bedroom 1
17'8" (max) x 13'3" (to bay) (5.41m (max) x 4.04m (to bay))

Ensuite Shower

Bedroom 4
12'11" x 11'6" (3.94m x 3.53m)

External

Front Forecourt

Garden to Rear laid to Decking

Tenure - Freehold

Council Tax Band - E

EPC - C

Services
Mains Gas & Electric
Mains Sewerage

Water: Billed

“Broadband – The current supplier is (Virgin Media).

“Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Parking
Buyers are advised to contact the local authority regarding parking permit availability and costs.





