

## 1 Uplands Crescent, Swansea, SA2 0PA Offers Over £500,000

An incredible 7 BEDROOM RESIDENCE with EXCEPTIONAL POTENTIAL. Occupying a generous corner plot in one of Swansea's most sought-after areas, this grand double-storey home extends to over 330sqm and offers a remarkable combination of scale, character and versatility. Internally, the property features FOUR EXPANSIVE RECEPTION ROOMS, a farmhouse-style kitchen/dining room, two bathrooms plus a separate WC, utility room, pantry and several walk-in cupboards. The grand hallway, with ceilings over 3m in height and original period tiling, immediately conveys the sense of space and elegance, setting the tone for the home's impressive proportions. The property is fitted with partial double glazing and gas central heating, while the variety of rooms and generous layout allow for flexible living arrangements to suit modern family life. RENOVATION REQUIRED.

Externally, the property enjoys exceptionally PRIVATE GARDENS that wrap around the front and side, with hedged borders and pedestrian access to the pavement. To the rear, a courtyard features a workshop, storage room and the framework of the original orangery, while the COACH HOUSE, with double doors onto a gated driveway, offers additional versatility for vehicles or potential annexe conversion (subject to planning). Hidden from the road and flanked by mature trees, the gardens provide seclusion while remaining conveniently close to Uplands Village, local parks, Singleton Hospital, Swansea University and the city center. This property truly needs to be seen. Its scale, original features, and sweeping proportions hint at what could be an extraordinary family residence once fully refurbished, offering a rare and exciting opportunity to create a bespoke home of real character and distinction. Call to view now!

### **Hallway**

31'11" x 5'7" (9.74 x 1.71)

Expansive entrance hallway featuring original tiled flooring and coving, radiator and high ceilings, creating a sense of grandeur from the very outset.

### **Reception Room One**

22'4" x 13'10" (6.83 x 4.22)

One of four expansive reception rooms with fitted carpet and open fireplace with carved wood surround.

### **Reception Room Two**

18'11" x 14'8" (5.77 x 4.49)

Second reception room with bay windows, gas fireplace and door to the garden.

### **Reception Room Three**

13'4" x 13'0" (4.08 x 3.98)

Third reception room with gas fireplace, two sash windows and vintage coving.

### **Reception Room Four**

10'5" x 9'3" (3.18 x 2.82)

Featuring original parquet flooring, radiator and two windows.

### **Kitchen**

17'3" x 11'4" (5.27 x 3.46)

Sizable kitchen with space for a centrally located table, featuring pvcu sash windows to the garden aspect and a range of fitted units & freestanding Aga cooker.

### **Utility Room**

12'5" x 9'10" (3.79 x 3.00)

Large utility room, with the addition of an extra walk-in pantry (2.28x1.55). Fitted with a range of units, wall mounted central heating boiler and pvcu sash window to the garden aspect. Further door to the external courtyard area which has both a workshop, a store room and further door into the garden.

### **Bathroom One**

7'5" x 6'4" (2.28 x 1.94)

Ground floor bathroom featuring a walk-in shower, sink and wc.

### **Landing**

29'6" x 7'11" (9.01 x 2.43)

Split level landing space with curved oak staircase, carpet and ornate mouldings to the ceiling.

### **Bedroom One**

8'1" x 6'8" (2.48 x 2.04)

One of seven bedrooms in total, located to the rear of the property, with fitted carpet, radiator and sash window.

### **Bedroom Two**

12'5" x 10'11" (3.80 x 3.35)

Second bedroom comprising fitted carpet, radiator and windows to the side aspect.

### **Cloakroom**

8'1" x 3'5" (2.47 x 1.06)

Separate cloakroom with window, sink and wc.

### **Bathroom Two**

9'0" x 6'5" (2.75 x 1.96)

Second bathroom featuring a skylight, bath and sink.

### **Bedroom Three**

13'6" x 9'8" (4.14 x 2.97)

Third double bedroom comprising sash window to the side aspect, carpet and radiator.

### **Bedroom Four**

14'7" x 12'7" (4.46 x 3.86)

Fourth double bedroom with carpet, radiator and windows.

### **Bedroom Five**

21'0" x 13'3" (6.42 x 4.06)

Main bedroom with carpet, dual windows, fitted wardrobes and further door to bedroom four.

### **Bedroom Six**

17'1" x 13'10" (5.23 x 4.24)

With wood flooring, radiator and doors to the balcony.

### **Bedroom Seven**

13'5" x 12'4" (4.10 x 3.76)

Featuring window to Eaton Crescent aspect, carpet, radiator and sink.

### **External & Location**

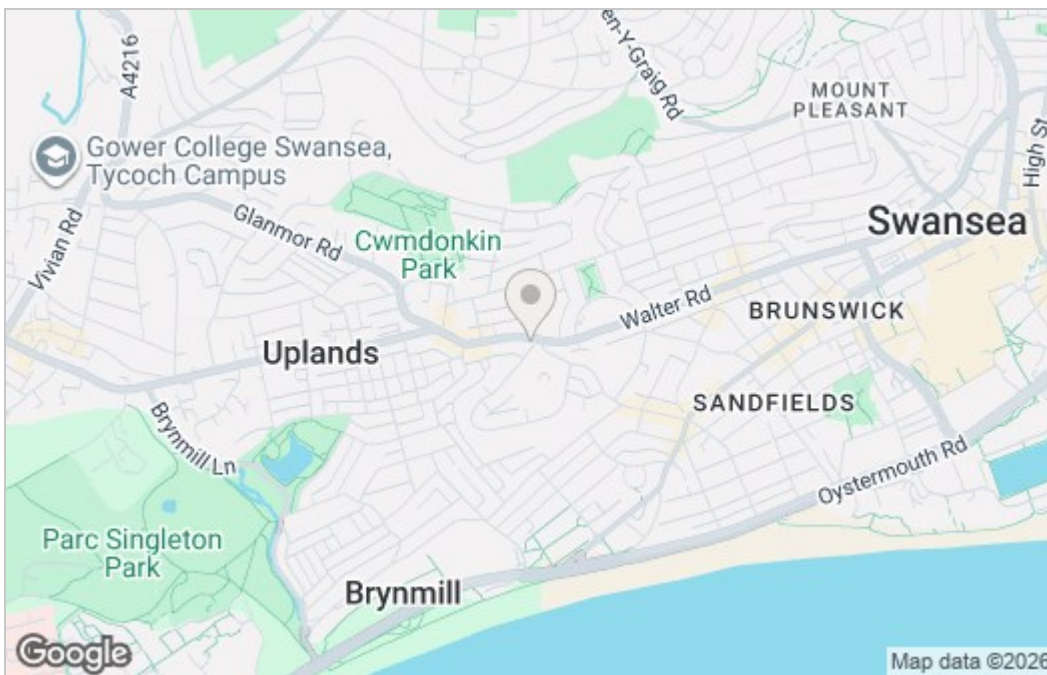
Externally, the property enjoys exceptionally private gardens that wrap around the front and side, with hedged borders and pedestrian access to the pavement. To the rear, a courtyard features a workshop, storage room and the framework of the original orangery, while the coach house (10.56x5.01) with double doors onto a gated driveway, offers additional versatility for vehicles or

potential annexe conversion (subject to planning).

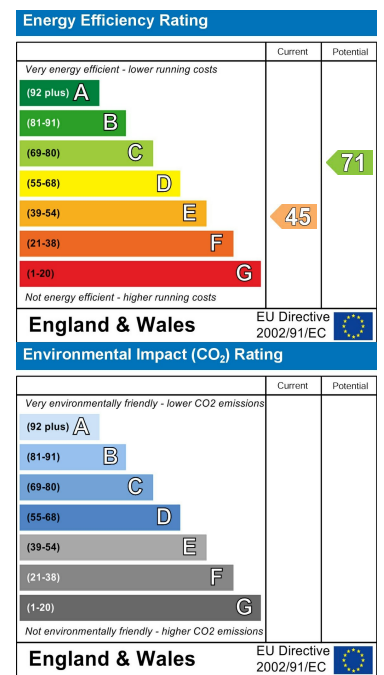
Hidden from the road and flanked by mature trees, the gardens provide seclusion while remaining conveniently close to Uplands Village, local parks, Singleton Hospital, Swansea University and the city center. Excellent local schooling and public transport links.

# Floor Plan

## Area Map



## Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

**Unit 4, 270 Cockett Road, Swansea, SA2 0FN**  
**T: 01792 465822 E: info@smithslettings.com**

