



## 11 Park Drive, Uplands, Swansea, SA2 0PP

Offers Over £695,000

Nestled in the heart of the picturesque Park Drive, Uplands, Swansea, this stunning semi-detached house is a true gem waiting to be discovered. Boasting 4 reception rooms and 5 bedrooms spread across 2,486 sq ft, this property is a dream family home. As you step inside you are greeted by a warm and inviting atmosphere. The ground floor offers a spacious entrance hallway, two bright reception rooms with a cosy fires, a snug and kitchen/diner. The thoughtful decor seamlessly blends modern elements with original features, creating a unique and welcoming space. The first floor features a master bedroom with views of Cwmdonkin Park and an ensuite bathroom with a Juliet balcony. Two more generously sized double bedrooms and a bathroom complete this level.

The second floor boasts two more bedrooms with original fireplaces and a bathroom with a walk in shower. Located in the highly sought after Uplands area, this property offers easy access to Swansea City Centre, the charming Village of Mumbles and a variety of shops and restaurants in Uplands. With excellent transport links and proximity to well-regarded schools, this home is perfect for families looking for both convenience and style. Don't miss the opportunity to make this beautifully presented family home your own and enjoy the best of what Swansea has to offer.



## The Accommodation Comprises

### Ground Floor

#### Hallway



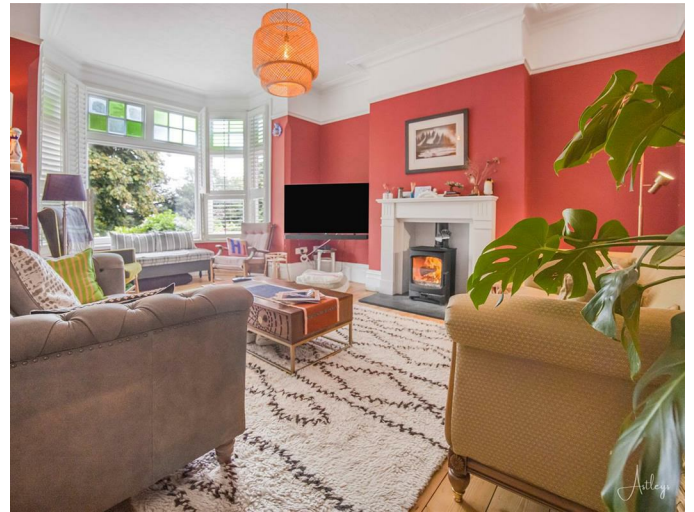
The hallway is entered through a front door, featuring an elegant archway and a beautiful stained glass window that adds character and charm to the space. The hallway boasts classic details such as a dado rail and coving to the ceiling, enhancing its traditional appeal. The original tiled flooring provides a timeless touch, staircase leads to the first floor, complete with a decorative panel that complements the overall period aesthetic of the home, making the hallway a warm and welcoming introduction to the property.

#### WC



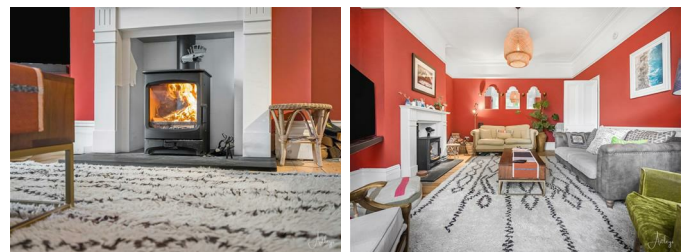
Fitted with two piece suite comprising, wash hand basin and WC. Radiator, vinyl flooring, frosted sash window to side.

#### Lounge 15'2" x 13'9" (4.63m x 4.19m)



The lounge is a charming and inviting space, highlighted by a bay window at the front adorned with stained glass, which adds a touch of elegance and allows natural light to fill the room. A central log burner in surround serves as a cosy focal point, laminate flooring, radiator, dado rail and picture rail adds a classic touch to the decor.

#### Another Aspect Of The Lounge



#### Sitting Room 15'7" x 10'11" (4.76m x 3.32m)



The sitting room exudes warmth and character, featuring an open fire set within a stylish surround

that creates a cosy and inviting focal point. Radiator, laminate flooring and the picture rail and dado rail provide elegant nods to classic design. Double doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces and inviting plenty of natural light, making this sitting room an ideal spot for both relaxation and entertaining.

#### Another Aspect Of The Sitting Room



#### Snug 13'1" x 10'4" (3.98m x 3.14m)



A versatile space that opens seamlessly into the kitchen/dining area, creating a fluid and sociable layout perfect for modern living. Secondary glazed sash window to side, radiator, laminate flooring,

complemented by classic details such as a dado rail, picture rail and coving to the ceiling, which add character and charm.

#### Kitchen 17'6" x 10'4" (5.33m x 3.14m)



The kitchen is open plan to the dining area and is a well-designed and functional space. Fitted with a range of wall and base units, providing ample storage alongside generous worktop space. It features a 1½ bowl sink unit and a convenient breakfast bar. The kitchen is equipped with space for a fridge/freezer and a range-style cooker with both gas and electric cooker points complete with an extractor hood above. Natural light floods the room through two side windows and the double glazed window to the rear, creating a bright and welcoming atmosphere. Tiled flooring with electric under floor heating, vertical radiator. This open-plan layout seamlessly connects the kitchen to the dining area, making it ideal for entertaining and family living.

#### Another Aspect Of The Kitchen/Dining Room





### Dining Area 15'7" x 10'0" (4.76m x 3.04m)



Leading off the kitchen is the dining area, a bright and inviting space perfect for family meals and entertaining. The room features tiled flooring with electric under floor heating, radiator, double doors open directly to the rear garden effortlessly extending the living area outdoors and allowing for plenty of natural light, making this dining area an ideal spot for enjoying meals with a view of the garden.

### Utility Room 4'11" x 10'0" (1.49m x 3.04m)

Conveniently located off the kitchen/dining area, and is fitted with a range of wall and base units that offer additional storage and worktop space, sink unit, plumbing for washing machine. Double glazed window, tiled flooring, door from the utility room provides direct access to the rear garden.

### Inner Hallway

Radiator, tiled flooring.

### First Floor

### Landing



Double glazed stained glass window to side, radiator, fitted carpet, staircase leading to the second floor.

### Master Bedroom 14'7" x 13'9" (4.44m x 4.19m)



This is a well-appointed room featuring a classic bay sash window at the front, adorned with intricate stained glass panels that allow light to filter through in colourful patterns. The walls are enhanced with a decorative dado rail, adding a touch of elegance. Fitted carpet, radiator.

### En-suite Shower Room

This bathroom is stylishly fitted with a three-piece suite, including a modern shower cubicle, a sleek wash hand basin and a WC. The space is enhanced by a heated towel rail and tiled flooring. Double doors lead out to a balcony, providing a touch of luxury and allowing natural light to fill the room.

### Balcony 2'8" x 7'5" (0.81m x 2.27m)



A deck balcony area with beautiful views over Cwmdonkin Park.

### Bedroom 2 17'7" x 10'10" (5.36m x 3.30m)



Single glazed bay window to rear, fitted wardrobes, wooden flooring, radiator.

### Bedroom 3 15'7" x 10'4" (4.76m x 3.16m)



Single glazed sash window to rear, dado rail, laminate flooring, radiator.

### Bathroom



This bathroom is fitted with a three-piece suite, including a bath with an overhead shower, a separate shower cubicle and a wash hand basin. Window to the side radiator ensures the room stays warm, while the vinyl flooring provides a practical and easy-to-clean surface.

### WC



Fitted two piece suite comprising, wash hand basin and WC. Double glazed window to side, vinyl flooring.

### Second Floor

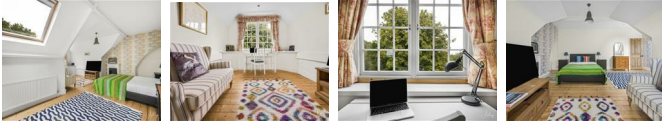
#### Landing



Double glazed window to side, fitted carpet.



### Bedroom 4 19'9" x 6'7" (6.02m x 2.00m)



This inviting room features double glazed windows at the front, offering picturesque views of the park. A skylight above adds extra natural light, creating a bright and airy atmosphere. There is a charming fireplace adding character to the space. Wooden flooring extends throughout, complementing the room's classic appeal. Additional features include a convenient storage cupboard and a radiator.

### Bedroom 5 10'7" x 13'9" (3.23m x 4.19m)



This cosy room features a double-glazed window at the rear, allowing natural light to fill the space. A fireplace adds a focal point, wooden flooring radiator creating a warm and inviting atmosphere.

### Shower Room



This bathroom is thoughtfully fitted with a three piece

suite, including a shower cubicle, a wash hand basin and a WC. A skylight bathes the room in natural light, creating a bright and open feel. Storage in the eaves, maximizing space. Tiled flooring and radiator.

### External

The property is accessed through electric gates, opening to a generously sized driveway that offers ample parking space. Steps lead up to the front door, creating a welcoming entrance to the home.

At the rear of the property, there is a well-maintained garden featuring a spacious patio area that opens up to a generous lawn. The garden is beautifully landscaped with mature shrubs, offering a touch of natural beauty and privacy. Additionally, there is a dedicated vegetable patch for home-grown produce and a charming summer house, perfect for relaxing and enjoying the garden throughout the year.

### Front Aspect



### Rear Garden



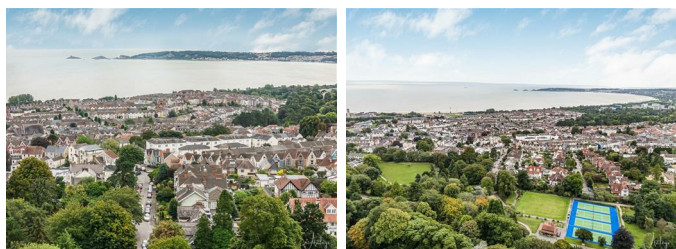
## Another Aspect Of The Rear Garden



## Aerial Images



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - G

Services - Mains electric. Mains sewerage. Mains Gas.  
Mains water/Water Meter.

Mobile coverage- EE Vodafone Three O2

Broadband -Basic 8 Mbps Superfast 60 Mbps Ultrafast  
1000 Mbps

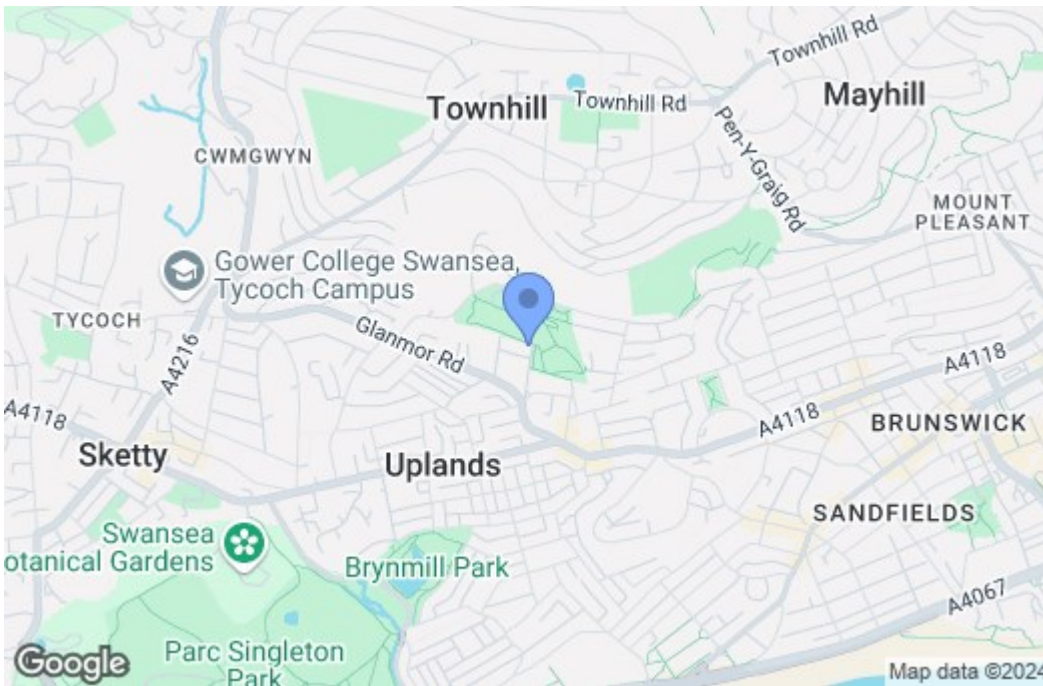
Satellite / Fibre TV Availability - BT Sky Virgin



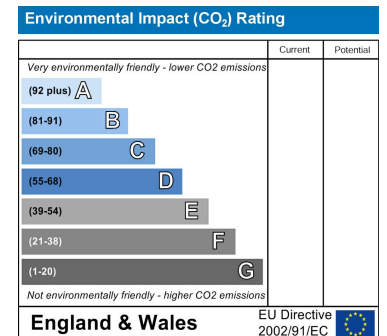
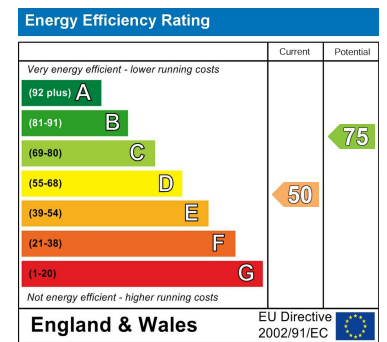
## Floor Plan



## Area Map



## Energy Efficiency Graph



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