



## 62 Eaton Crescent, Uplands, Swansea, SA1 4QN

**£520,000**

This charming semi-detached family home offers an exceptional blend of traditional elegance and modern convenience. Extending to an impressive 2,379 sq ft, the property provides generous and versatile living space, perfectly suited to both family life and entertaining. From the moment you arrive, the home's character and warmth are immediately apparent. An inviting entrance porch with stained glass door opens into a spacious and welcoming hallway, currently utilised as a dining area, setting the tone for the period charm found throughout. Solid wood parquet flooring adds a touch of timeless sophistication, while original stained glass doors and beautifully moulded ceilings evoke a true sense of heritage. The ground floor accommodation comprises a bright front-facing lounge with a beautiful bay window, and a rear sitting room with access to the garden, offering flexible living space for relaxation or entertaining. A breakfast room leads through to the kitchen, complemented by a practical utility room with WC, ensuring convenience for busy family life. To the first floor are four well-appointed double bedrooms, including a generous principal bedroom with en-suite facilities. A family bathroom and separate WC serve the remaining bedrooms, providing ample accommodation for a growing family or visiting guests. Externally, the property benefits from a front garden, while the enclosed rear garden features a lawned area and patio, with the added advantage of rear access leading to the rear

## The Accommodation Comprises

### Porch

Entered via door to front, with stained glass window, door leading into the hallway.

### Ground Floor

#### Entrance Hall/Dining Room 18'10" x 19'9" (5.73m x 6.03m)



The welcoming hallway, currently used as a dining area, features attractive parquet flooring and offers a versatile space ideal for both everyday living and entertaining. There are two useful storage cupboards providing excellent practicality, and a staircase rising to the first floor completes the layout.



#### Lounge 17'1" (into bay) x 16'9" (5.23m (into bay) x 5.13m)



The spacious lounge benefits from a large double-glazed bay window to the front, allowing plenty of natural light to fill the room. A charming log burner creates a warm and inviting focal point, complemented by attractive parquet flooring and two radiators.

#### Sitting Room 17'0" x 11'9" (5.18m x 3.57m)



The sitting room features double doors leading out to the garden, creating a lovely connection between indoor and outdoor living. A fireplace provides an attractive focal point, while parquet flooring and a picture rail add character and charm. The room has two radiators.

### Utility & WC 6'9" x 6'4" (2.07m x 1.94m)



Base cupboard with worktop space over and a sink unit, plumbing for washing machine, tiled flooring, picture rail, radiator, frosted double glazed window to side.

The room also has a WC.

### Breakfast Room 9'7" x 9'11" (2.91m x 3.02m)



The breakfast room is a bright and welcoming space, featuring two double glazed windows to the side that allow for plenty of natural light. Characterful wood block flooring and a traditional picture rail add charm and continuity with the home's period style, and has a radiator. A door provides convenient access through to the kitchen, making this an ideal space for everyday dining and family mornings.

### Kitchen 15'6" x 9'11" (4.72m x 3.02m)



The kitchen is fitted with a comprehensive range of wall and base units with worktop space over, incorporating a classic Belfast sink unit. Integrated appliances include a built-in fridge/freezer and dishwasher, along with a built-in electric oven and four-ring electric hob with extractor hood above. A double glazed window to the side and a double glazed door offers direct access to the rear garden, creating a practical and well-appointed space for everyday cooking and entertaining.



### First Floor

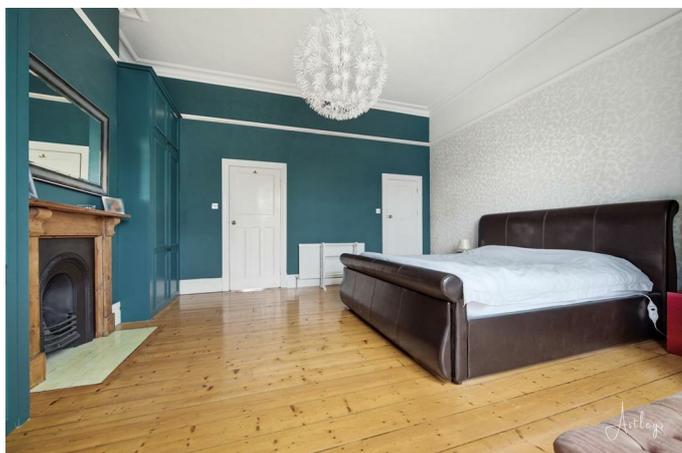
#### Landing

Wooden flooring, picture rail, coving to ceiling, access to loft, and a skylight.

**Master Bedroom 17'3" (into bay) x 16'9" (5.27m (into bay) x 5.13m)**



The principal bedroom is an elegant and generously proportioned room, enhanced by a striking double bay window to the front that floods the space with natural light. Two built-in wardrobes provide excellent storage, while wooden flooring, a picture rail, and decorative coving with a central ceiling rose add character and period charm and the room is fitted with a radiator and a door leads through to the en-suite, completing this impressive main bedroom suite.



**En-suite Shower Room**



Three piece suite comprising a shower cubicle, wash hand basin and WC. Heated towel rail, Frosted double glazed window to front.

**Bedroom 2 17'1" x 11'6" (5.21m x 3.51m)**



Double glazed window to rear, feature fireplace, wooden flooring, picture rail, coving to ceiling, radiator.

**Bedroom 3 11'8" x 13'8" (3.56m x 4.16m)**



Double glazed window to side, laminate flooring, coving to ceiling, ceiling rose, radiator.

**Bedroom 4 13'0" x 9'11" (3.95m x 3.02m)**



Double glazed window to rear, laminate flooring, picture rail, radiator.

**Bathroom**



The family bathroom is beautifully appointed with a five-piece suite comprising a stylish roll top bath, twin vanity wash hand basins, a tiled double shower enclosure, and WC. Half tiled walls complement the elegant finish, while ceiling spotlights provide a bright, contemporary feel. Two heated towel rails and two frosted double glazed windows to the side allow for natural light.



## WC



Fitted with a EC and a window to side.

## External



Externally, the property benefits from a front garden, while the enclosed rear garden features a lawned area and patio, with stepped rear access to the garage.

## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - G

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

Parking - On Street & permit Parking

Mobile coverage - EE Vodafone Three O2

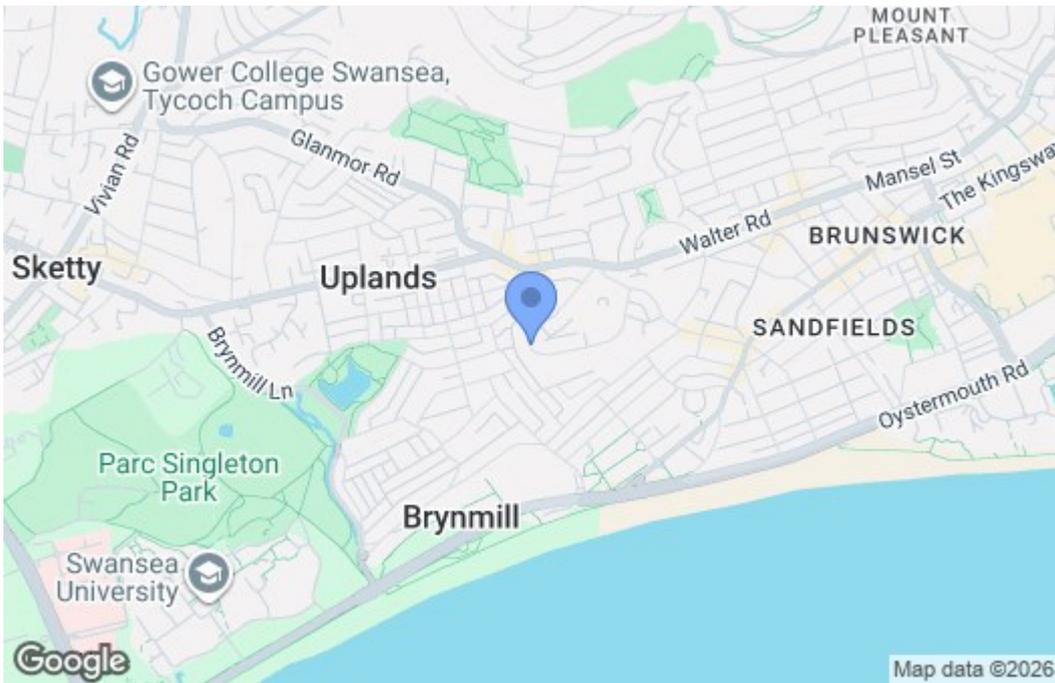
Broadband - Basic 2 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

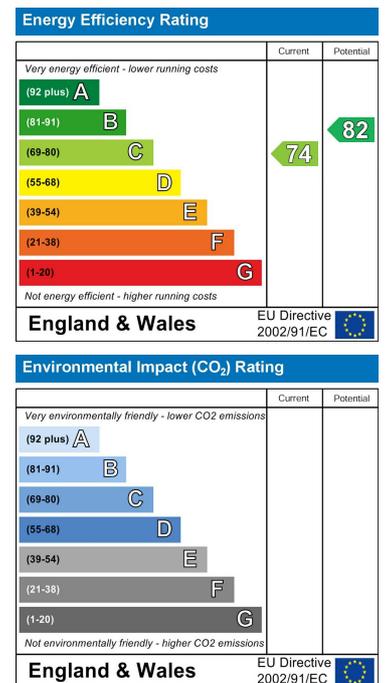
## Floor Plan



## Area Map



## Energy Efficiency Graph



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