



Astleys



5 St. Helens Avenue, Swansea, SA1 4ND

£260,000

Situated in the heart of Swansea, this charming four bedroom terraced home effortlessly combines space, comfort, and character across three thoughtfully designed floors, showcasing lovely traditional features. The ground floor boasts an inviting entrance hall, spacious living room with a cosy log burner perfect for family gatherings and a well appointed kitchen/dining room. The first floor offers three generously sized bedrooms, one with an en-suite cloakroom and a family bathroom with both a bath and shower. The master bedroom occupies the second floor, complete with its own en-suite shower room for added privacy and convenience. At the rear, a garage provides secure parking and storage, while the versatile studio above offers endless potential as a home office, guest suite, or creative workspace. Located on St. Helens Avenue, the property is just moments from Swansea's excellent amenities, including shops, schools, parks, and great transport links. This spacious and well-located home is truly a rare find. Contact us today to arrange a viewing!

The Accommodation Comprises

Ground Floor

Porch

Entered via front door, tiled floor.

Hall



Staircase leading to first floor, parquet floor, radiator.

Living Room 22'6" x 13'7" (6.87m x 4.14m)



Featuring a double glazed bay window to the front and is filled with natural light. The charm is further elevated by two fireplaces with surrounds, serving as captivating focal points and two radiators.

Another Aspect Of The Living Room



WC

Comprising a two piece suite, this space includes a wash hand basin and a WC. Tiled walls and floor.

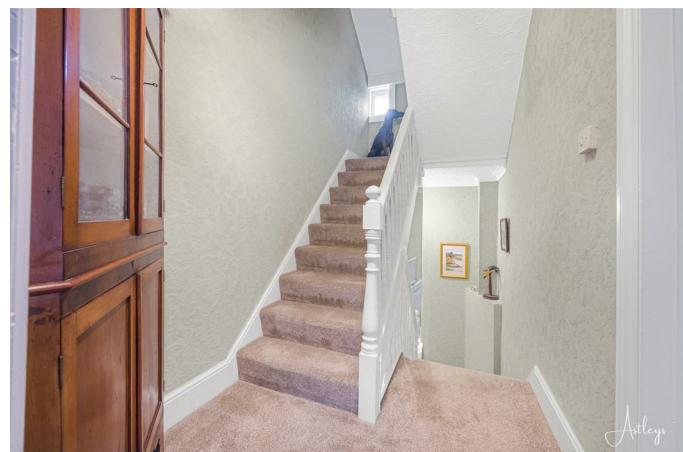
Kitchen/Dining Room 22'7" x 9'5" (6.88m x 2.88m)



Fitted with a range of wall and base units, this kitchen offers ample worktop with a 1 +1/2 bowl stainless steel sink. Designated spaces for a fridge, freezer, fridge/freezer, dishwasher, washing machine, tumble dryer and cooker, ensuring maximum functionality. Two double glazed bay windows to the side fill the room with natural light, tiled flooring and radiator.

First Floor

Landing



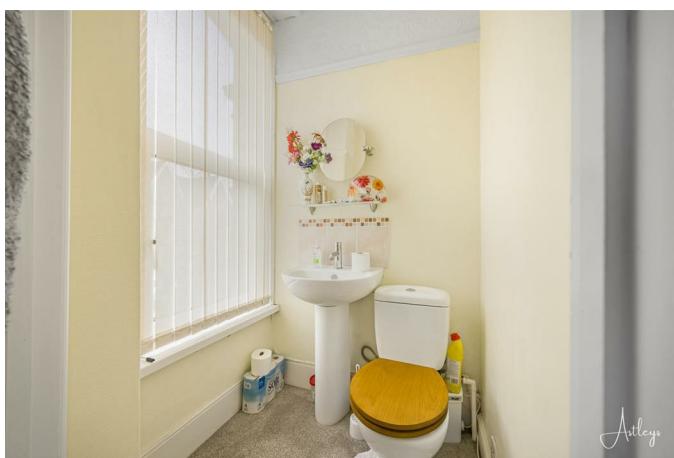
Staircase leading to second floor.

Bedroom 2 11'0" x 17'5" (3.35m x 5.30m)



Double glazed window to front, two storage cupboards, door to en-suite, radiator.

En-suite



Two piece suite comprising a wash hand basin and WC, double glazed window to front.

Bedroom 3 11'4" x 11'3" (3.45m x 3.43m)



Double glazed window to rear, radiator.

Bedroom 4 11'1" x 9'7" (3.38m x 2.91m)



Double glazed window to rear, radiator.

Bathroom



Four piece suite comprising a bath with separate shower, wash hand basin and WC. Tiling to all walls, two double glazed windows to side, radiator.

Second Floor

Landing

Bedroom 1 14'6" x 17'5" (4.41m x 5.30m)



Double glazed window to front, skylight, three radiators.

En-suite Shower Room



Three piece suite comprising a shower, wash hand basin and WC. Skylight, heated towel rail.

External

A welcoming walkway leads from the street to the front door, while the rear garden provides easy access to both the garage and the studio.

Garage



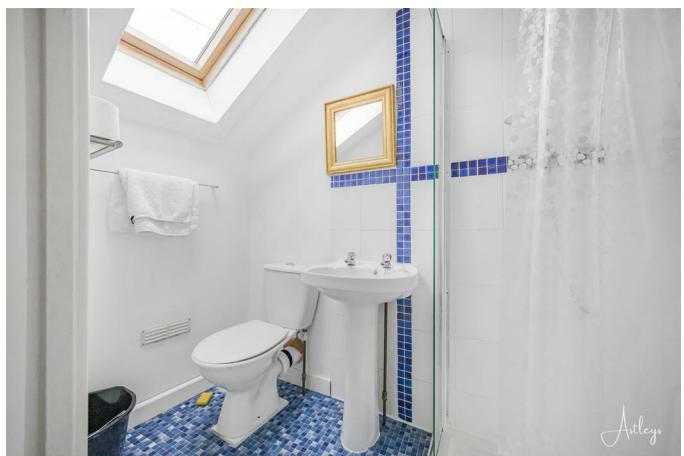
The garage features an electric garage door that rolls up and includes a staircase leading to a first floor studio area. Currently used as a guest room, the space offers versatile potential for various uses, such as a home office or hobby room.

Studio



Skylight, double glazed window to front, electric radiator, door to garden.

En-suite



Fitted with a three piece suite comprising a shower, wash hand basin and WC, tiled splashbacks, tiled flooring, skylight.

Aerial Images



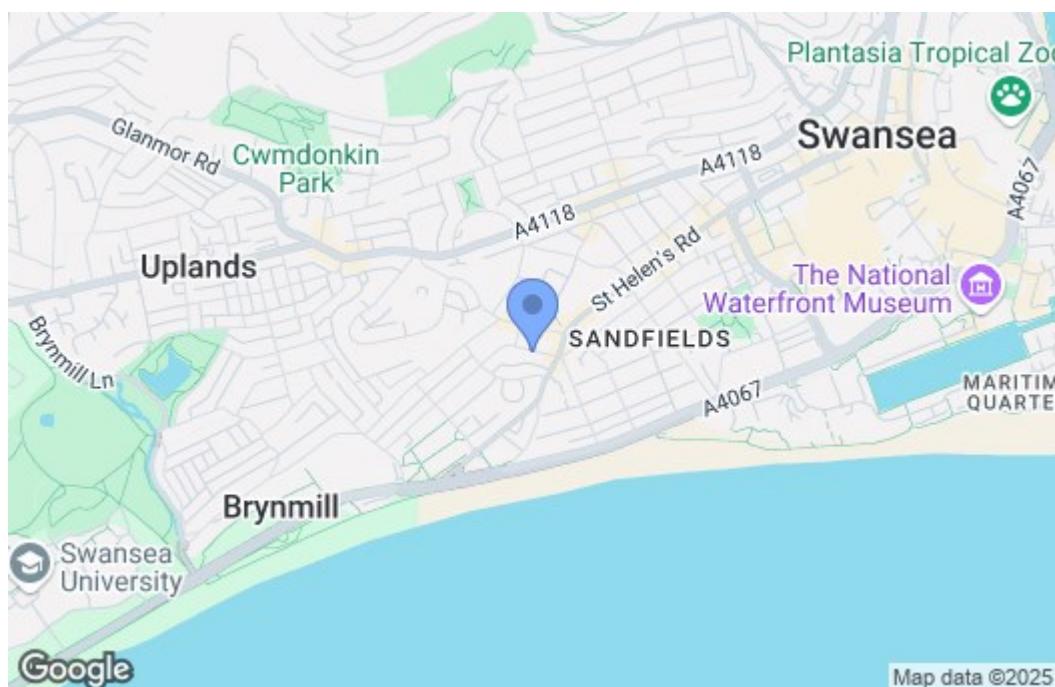
Agents Note

Tenure - Freehold
Council Tax Band - E
Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 21 Mbps, Superfast 73 Mbps,
Ultrafast 1000 Mbps
Satellite / Fibre TV Availability - BT, Sky, Virgin

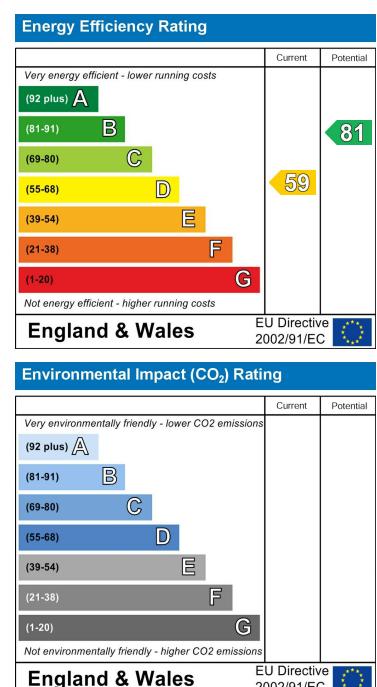
Floor Plan



Area Map



Energy Efficiency Graph



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