



19 Eaton Crescent, Uplands, Swansea, SA1 4QJ

£299,950

Offered for sale with No Chain and located in the charming street of Eaton Crescent, Swansea, this charming detached house offers a unique opportunity for those looking to create their dream home. As a Grade II listed building, it is rich in history and character, providing a wonderful backdrop for your personal touch. Upon entering the property, you have an entrance hall that leads to the lounge featuring a bay window, perfect for soaking in the natural light. The separate dining room is ideal for entertaining, while the kitchen/breakfast room offers a practical space for family meals. Additionally, the ground floor includes a convenient rear porch/utility area and a WC, enhancing the functionality of the home. Venture to the first floor, where you will find three bedrooms. The master bedroom benefits from an en-suite shower room, providing a private retreat, while a family bathroom serves the other two bedrooms, ensuring comfort for all.

The location is truly enviable, situated just a short stroll from the vibrant city centre and the popular Uplands area. Here, you will find a diverse array of shops, restaurants, and local amenities, making everyday life both convenient and enjoyable.

This property is a blank canvas, ready for you to infuse your personal style and make it your own. With its blend of character, potential, and prime location, this detached house in Eaton Crescent is an opportunity not to be missed.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front, understairs storage cupboard, stone flooring.

Virtually Furnished Lounge

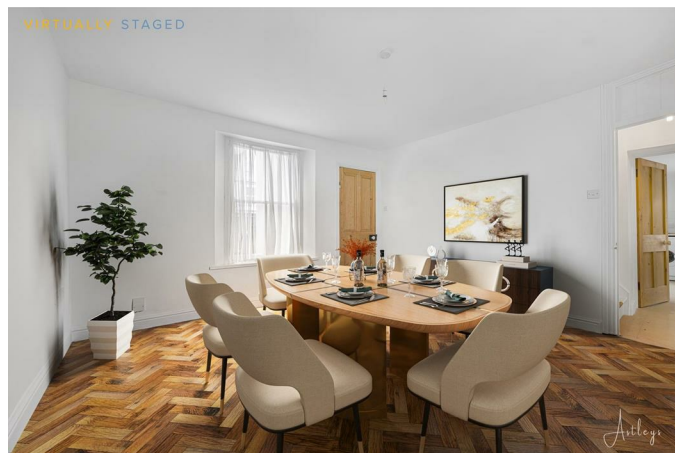


Lounge 14'9" x 12'7" (4.50m x 3.84m)



Single glazed bay window to front, fireplace, two radiators.

Virtually Furnished Dining Room

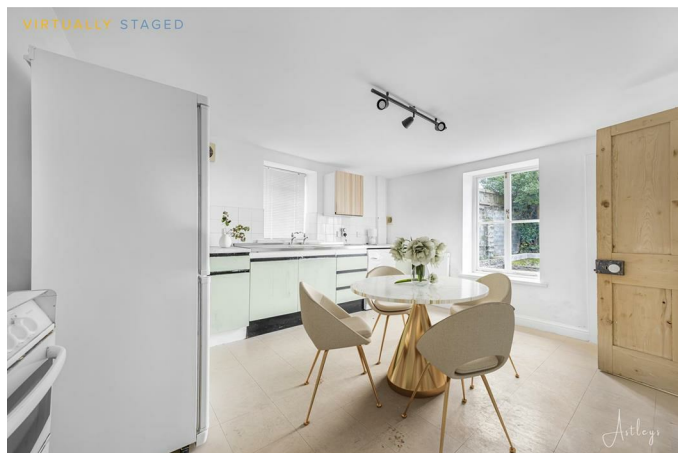


Dining Room 13'1" x 13'2" (3.99m x 4.02m)



Single glazed window to front and rear, fireplace, radiator.

Virtually Furnished Kitchen



Kitchen 12'10" x 12'1" (3.92m x 3.68m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, cupboard, space for fridge/freezer, dishwasher, washing machine tumble dryer and cooker, two radiators, single glazed window to side and rear.

Inner Hall

Staircase leading to first floor.

Utility Area/ Rear Porch 4'2" x 6'3" (1.28m x 1.90m)

Wall mounted Boiler, access to loft space, door to garden.

WC



Fitted with two piece suite comprising wash hand basin and WC, tiled splashbacks, radiator, two frosted double glazed windows to side,.

First Floor

Landing

Virtually Furnished Bedroom 1

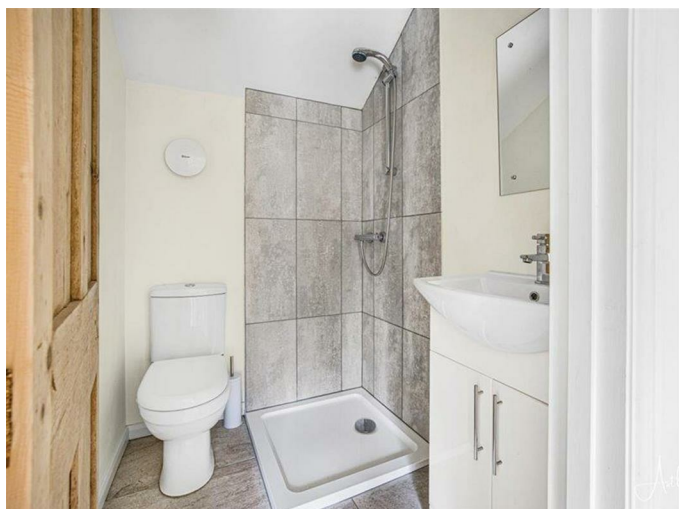


Bedroom 1 15'3" x 12'7" (4.65m x 3.84m)



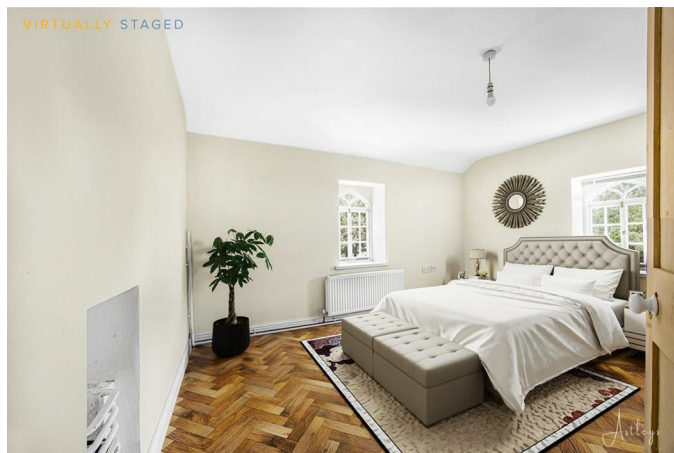
Single glazed window to front, access to loft area, radiator.

En-suite Shower Room



Fitted with three piece suite comprising a shower, wash hand basin and WC tiled surround, heated towel rail.

Virtually Furnished Bedroom 2



Bedroom 2 12'10" x 12'4" (3.92m x 3.76m)



Two single glazed window to side, fireplace, radiator.

Bedroom 3 7'6" x 10'4" (2.29m x 3.16m)

Single glazed window to front, radiator.

Bathroom



Fitted with three piece suite comprising a bath with shower over, wash hand basin and WC. Half tiled walls, skylight, heated towel rail, frosted single glazed window to rear.

External

The front garden features a lawned garden with mature plants and shrubs.

The rear garden includes raised beds, offering potential for further landscaping.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

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

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 6 Mbps, Superfast 198 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky

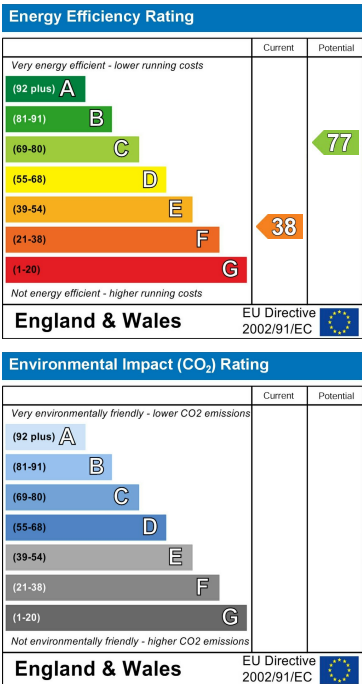
Floor Plan



Area Map



Energy Efficiency Graph



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