



13 Eaton Crescent, Swansea, SA1 4QJ

£425,000

We are delighted to present this elegant four bedroom terraced home, rich in character and set within the ever popular Uplands. This is a location known for its energy and ease, with independent cafes, well regarded restaurants and local amenities all within walking distance, while Swansea city centre, Singleton Hospital, Mumbles and the M4 are all easily reached. The house offers a natural sense of space and flow across three floors. On entering, a welcoming hallway leads through to the living room. The dining room provides a more sociable setting, ideal for entertaining. To the rear, a breakfast room connects seamlessly with the kitchen, creating a practical yet comfortable space for everyday living.

Upstairs, the first floor hosts two well proportioned bedrooms along with a family bathroom, separate shower room and an additional WC, offering flexibility for modern life. The second floor provides two further bedrooms. A basement adds valuable additional space, suitable for storage or potential further use, subject to requirements. Outside, the front courtyard sets a charming first impression, while to the rear an enclosed garden offers a private retreat, perfect for quiet mornings or relaxed evenings.

This is a home that balances period charm with everyday practicality, set in one of Swansea's most desirable neighbourhoods.

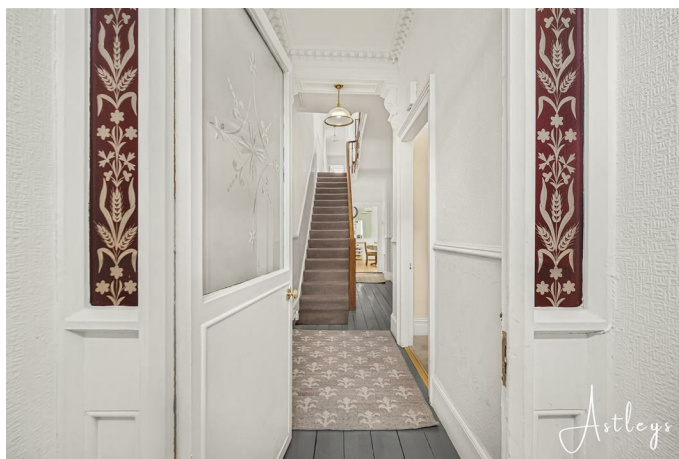
The Accommodation Comprises

Ground Floor

Porch 4'3" x 4'3" (1.32m x 1.32)

Entered via front door, original tiled flooring.

Hallway 27'2" x 6'7" (8.28m x 2.00m)



A staircase rises to the first floor, with a useful storage cupboard and access to the basement. A single-glazed window to the side, with decorative coving enhances the ceiling. The space features wooden flooring and a radiator.

Living Room 13'3" x 14'6" (4.04m x 4.41m)



This inviting living room features a charming bay window to the front. A gas fire with an attractive wooden and tiled surround creates a cosy focal point, complemented by elegant picture rails and a

decorative ceiling rose. Wooden sliding doors add character and flexibility, fitted carpet and a radiator.



Dining Room 12'7" x 12'6" (3.84m x 3.80m)



Double doors leading to rear, picture rail with ceiling rose, fitted carpet, two radiators.



Breakfast Room 13'8" x 11'4" (4.17m x 3.46m)



Single glazed window to side, tiled flooring, radiator.



Kitchen 8'2" x 11'4" (2.49m x 3.46m)



This well-appointed kitchen is fitted with a stylish range of matching base and wall units, complemented by a worktop space. It incorporates a 1+1/2 bowl sink unit, along with integrated appliances including a fridge, freezer, and dishwasher. An electric cooker is paired with a four-ring gas hob and extractor hood above, providing both practicality and efficiency. A double-glazed window to the rear, tiled flooring and a radiator.



First Floor

Landing 18'4" x 6'7" (5.58m x 2.00m)

Single glazed window to side, fitted carpet, radiator, access to loft with pull down ladder.

Master Bedroom 13'3" x 19'2" (4.04m x 5.83m)



This spacious room benefits from a double-glazed bay window to the front, complemented by an additional double-glazed window. A distinctive Tuscan-style tiled fireplace provides an attractive focal point, adding character and charm. The room is finished with a fitted carpet and two radiators.



Bedroom 2 12'7" x 12'6" (3.84m x 3.80m)



Single glazed window to rear, radiator, fitted carpet, door to:



Bathroom 14'4" x 8'0" (4.37m x 2.45m)



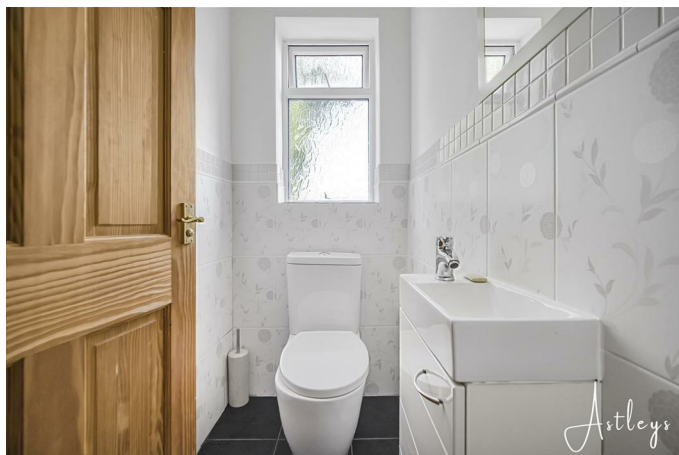
The bathroom is fitted with a two-piece suite comprising a bath with shower over and a wash hand basin. There are two useful storage cupboards, one of which houses the boiler. The room is finished with laminate flooring, a heated towel rail and a single-glazed window to the side.

Shower Room 8'1" x 6'6" (2.47m x 1.99m)



The shower room is fitted with a three-piece suite comprising a shower area, wash hand basin, and WC. It is finished with tiled flooring and a frosted double-glazed window to the rear.

WC 5'0" x 4'6" (1.52m x 1.37m)



Fitted with two suite wash hand basin and WC, tiled flooring, frosted double glazed window to rear,

Second Floor

Landing 12'10" x 6'3" (3.92m x 1.90m)



Double glazed window to rear, fitted carpet.

Bedroom 3 12'8" x 19'2" (3.86m x 5.83m)

Two double glazed windows to front, fitted carpet, radiator.

Bedroom 4 12'10" x 12'7" (3.92m x 3.83m)



Double glazed window to rear, storage cupboard, fitted carpet, radiator.



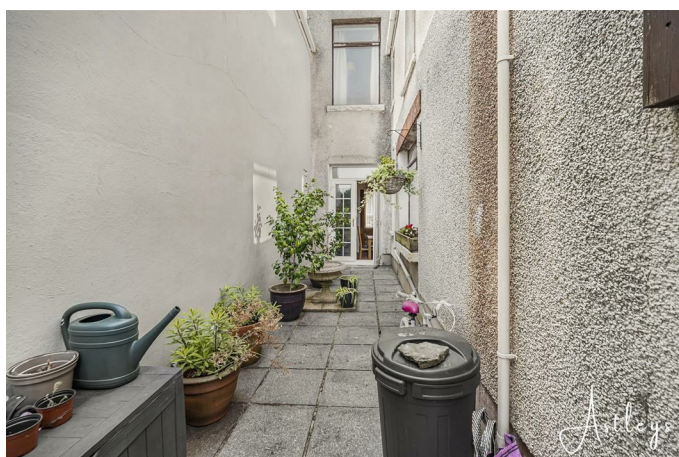
Lower Ground Floor

Basement 13'3" x 6'2" (4.04m x 1.90m)

Stairs leading to ground floor.

Basement 13'3" x 13'0" (4.04m x 3.98m)

External



Aerial Images





Agents Note

Tenure _ Freehold

Council Tax Band - F

Parking - On Street

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 5 Mbps Superfast 80 Mbps

Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

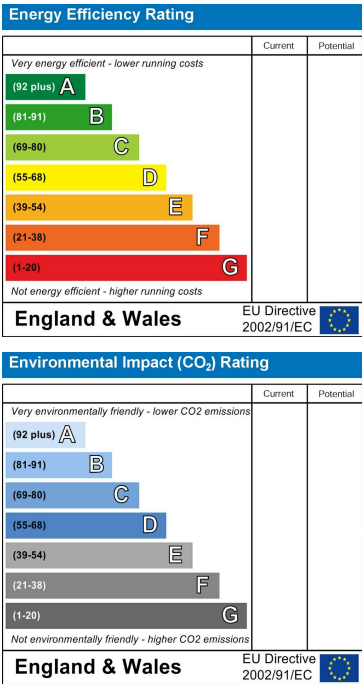
Floor Plan



Area Map



Energy Efficiency Graph



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