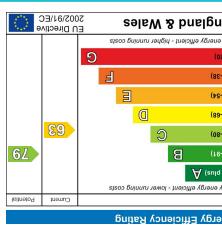
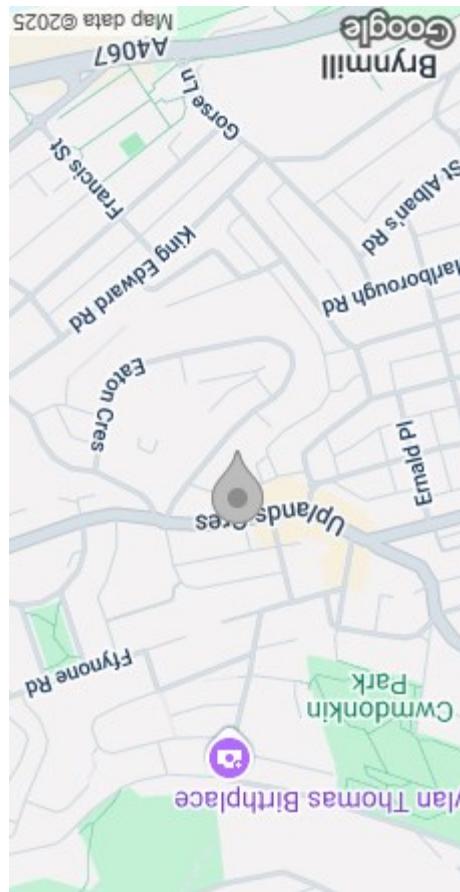


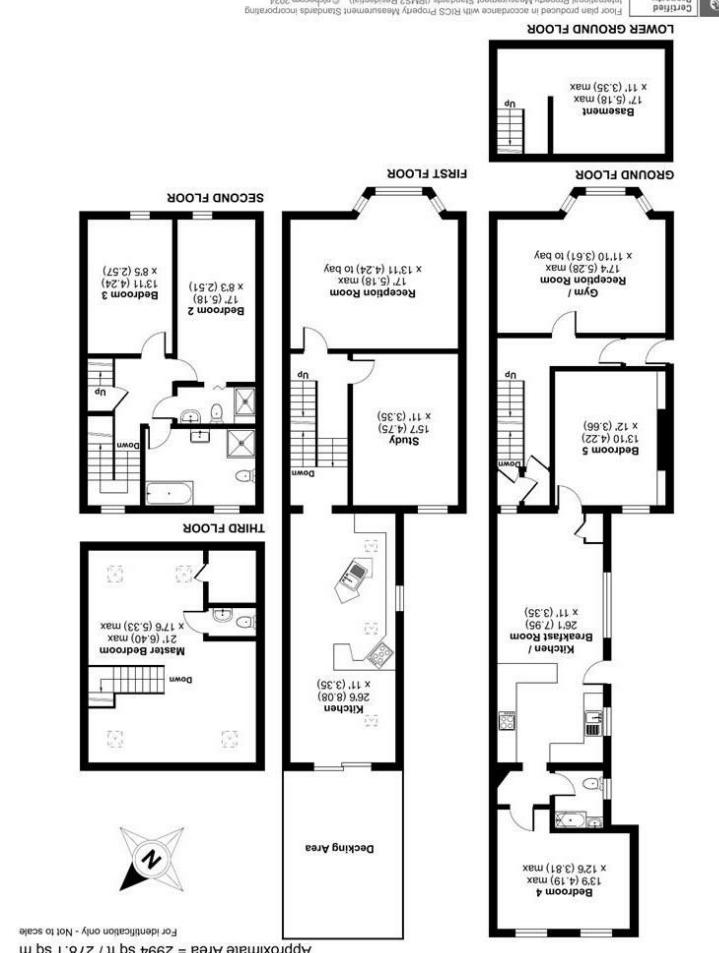
These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary Purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection of otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the Property.



EPC



## AREA MAP



3401-3004-41294-0000

## FLOOR PLAN



**24 Eaton Crescent**  
Uplands, Swansea, SA1 4QJ  
**Offers Over £550,000**



## GENERAL INFORMATION

Step inside this extremely impressive semi-detached home situated in a prime location of the ever so popular area of Uplands, Swansea. This substantial dwelling offers three double bedrooms and a self-contained two-bedroom annexe to the ground floor which is currently used for separate family purposes. The property provides spacious and social living spaces such as the bright and welcoming modern kitchen and dining area which has a sliding patio door that leads you out onto the suspended decking area ideal for entertaining or relaxing. Not forgetting the three roomy reception rooms to choose from. To the second floor is the main family bathroom which has a four-piece suite and additional shower room. To the third floor you will discover the master bedroom which has been tastefully decorated plus an en-suite. From here the Velux window to the front of the house has a sweeping sea view of Mumbles Bay. If you should require more living space the property also offers a versatile self-contained flat which has its own entrance from the main house. This sizeable flat has two double bedrooms, an open plan kitchen/living space and modern bathroom.

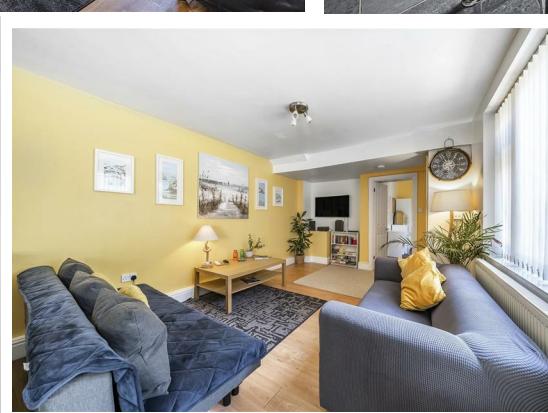
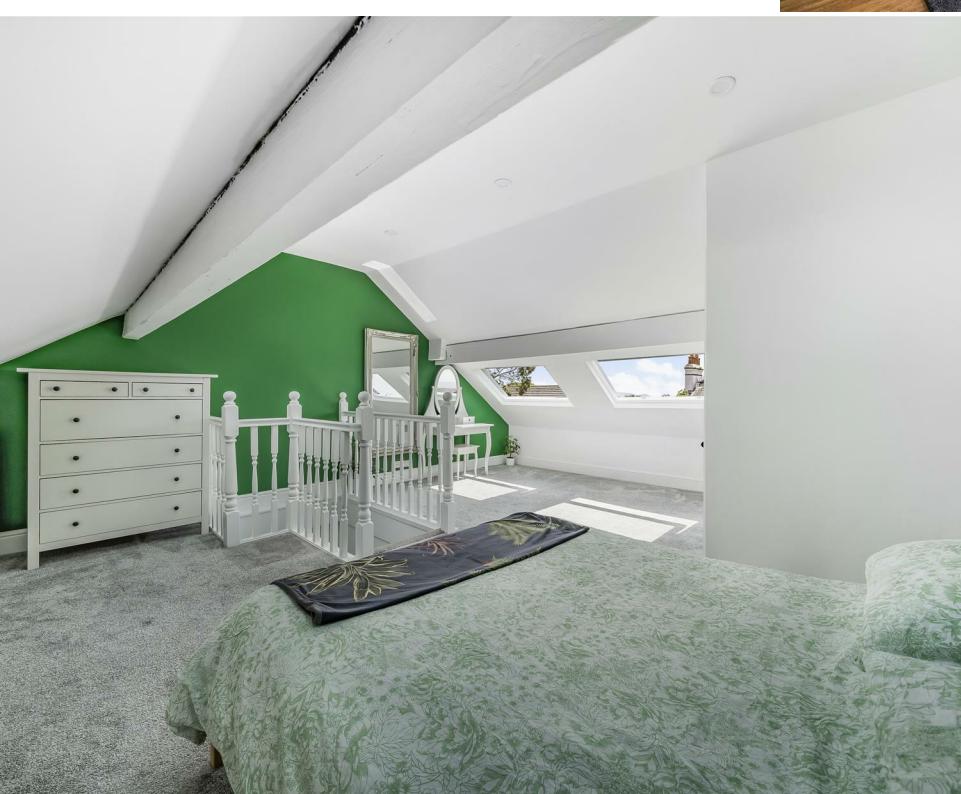
This fantastic home is in a very convenient location of the vibrant Uplands quarter which offers an array of relaxed bars and restaurants and provides local amenities such as shops, pharmacies and post office. The property is in easy reach of Cwmdonkin and Brynmill park, Swansea Bay and Swansea City Centre. It is also in a good catchment area for both primary and secondary schools and Oakleigh House Private School.



## FULL DESCRIPTION

### Ground Floor Entrance Hall

**Gym/Reception Room**  
17'3" max x 11'10" to bay (5.28 max x 3.61 to bay)



### First Floor

**Kitchen/Dining Room**  
26'6" x 10'11" (8.08 x 3.35)

**Study**  
15'7" x 10'11" (4.75 x 3.35)

**Reception Room**  
16'11" max x 13'10" to bay (5.18 max x 4.24 to bay)

### Second Floor

**Bedroom 2**  
16'11" x 8'2" (5.18 x 2.51)

**Bedroom 3**  
13'10" x 8'5" (4.24 x 2.57)

### Family Bathroom

### Shower Room

### Third Floor

**Master Bedroom with En-Suite**  
20'11" max x 17'5" max (6.40 max x 5.33 max)

### Ground Floor

### Self Contained Flat

**Kitchen/Living Room**  
26'0" x 10'11" (7.95 x 3.35)

**Bedroom 4**  
13'8" x 12'5" (4.19 x 3.81)

**Bedroom 5**  
13'10" x 12'0" (4.22 x 3.66)

### Lower Ground Floor

**Basement**  
16'11" x 10'11" (5.18 x 3.35)

### Bathroom

**Driveway**  
For numerous vehicles

### External

Spacious enclosed rear garden with pedestrian side access.

### Tenure - Freehold Council Tax Band - F

#### N.B

Please note there are two TPO's on this property on the two trees in the garden. (horse chestnut & Lime Tree)

#### N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

