

62 Eaton Crescent, Swansea

£495,000

ASTLEYS
SALES AND LETTINGS



62 Eaton Crescent

Swansea

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.



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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 garage, providing secure parking or valuable additional storage. Perfectly positioned within walking distance of the vibrant shops, cafés, bars and restaurants that make Uplands so desirable, this home also offers easy access to Swansea City Centre and the picturesque seaside village of The Mumbles, both just a short drive away. This is more than just a house; it is a lifestyle opportunity in one of Swansea's most sought-after locations.







Ground Floor

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

Entrance Hall/Dining Room
Dimensions: 5.73m x 6.03m (18'10" x 19'9"). 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
Dimensions: 5.23m (into bay) x 5.13m (17'1" (into bay) x 16'9. 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
Dimensions: 5.18m x 3.57m (17'0" x 11'9"). 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

Dimensions: 2.07m x 1.94m (6'9" x 6'4"). 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

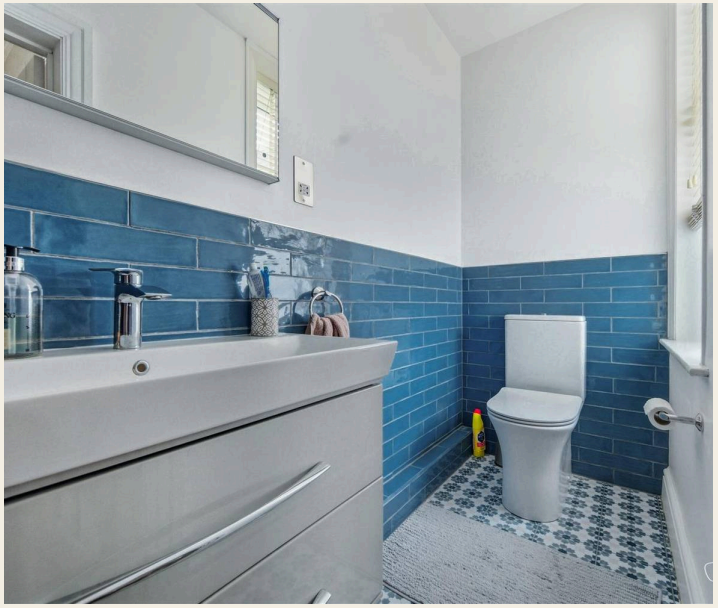
Dimensions: 2.91m x 3.02m (9'7" x 9'11"). The breakfast room is a bright and welcoming space, featuring two double glazed windows to the side that allow for plenty of natural light. Characterful wood block flooring and a traditional picture rail add charm and continuity with the home's period style, 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

Dimensions: 4.72m x 3.02m (15'6" x 9'11"). 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.

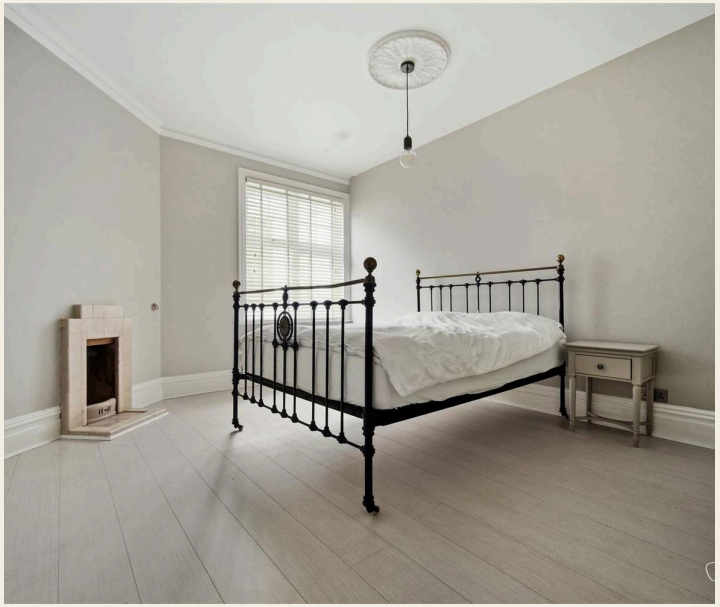
Master Bedroom
Dimensions: 5.27m (into bay) x 5.13m (17'3" (into bay) x 16'9. The principal bedroom is an elegant and generously proportioned room, enhanced by a striking double bay window to the front that floods the space with natural light. Two built-in wardrobes provide excellent storage, while wooden 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.

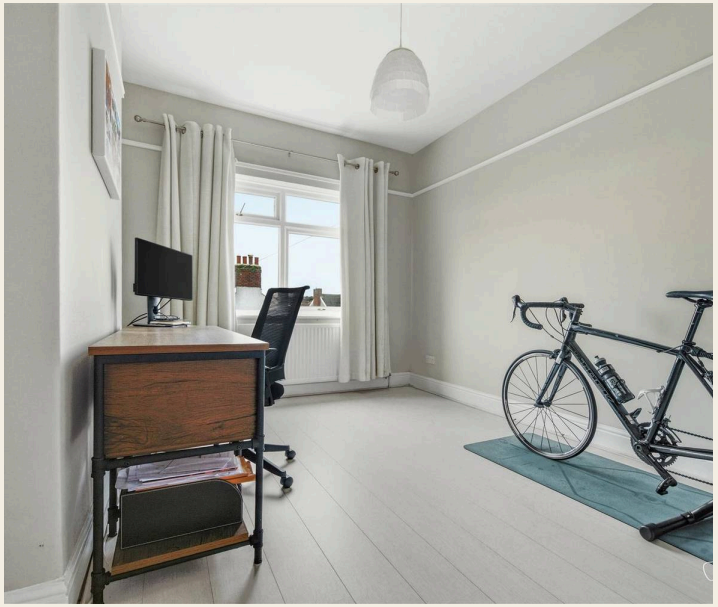
En-suite Shower Room
Three piece suite comprising a shower cubicle, wash hand basin and WC. Heated towel rail, Frosted double glazed window to front.

Bedroom 2
Dimensions: 5.21m x 3.51m (17'1" x 11'6"). Double glazed window to rear, feature fireplace, wooden flooring, picture rail, coving to ceiling, radiator.

Bedroom 3
Dimensions: 3.56m x 4.16m (11'8" x 13'8"). Double glazed window to side, laminate flooring, coving to ceiling, ceiling rose, radiator.







Bedroom 4

Dimensions: 3.95m x 3.02m (13'0" x 9'11"). Double glazed window to rear, laminate flooring, picture rail, radiator.

Bathroom

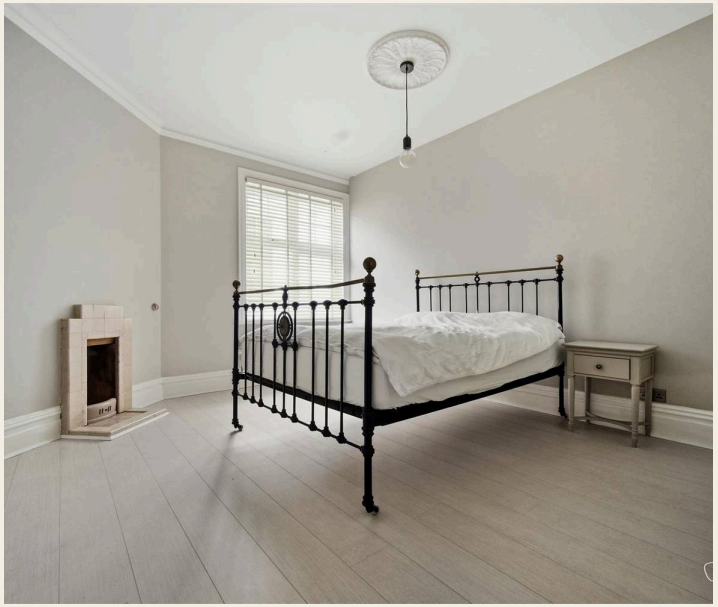
The family bathroom is beautifully appointed with a five-piece suite comprising a stylish roll top bath, twin vanity wash hand basins, a tiled double shower enclosure, and WC. Half tiled walls complement the elegant finish, while ceiling spotlights provide a bright, contemporary feel. Two heated towel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

WC

Fitted with a EC and a window to side.







GARDEN

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.

Garage

Single Garage

Council Tax band: G

Tenure: Freehold

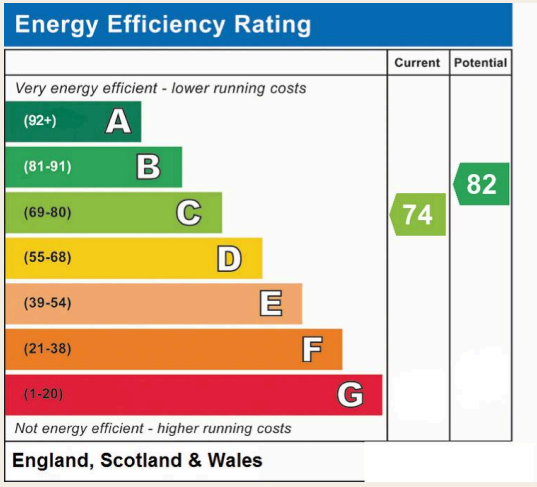
EPC Energy Efficiency Rating: C

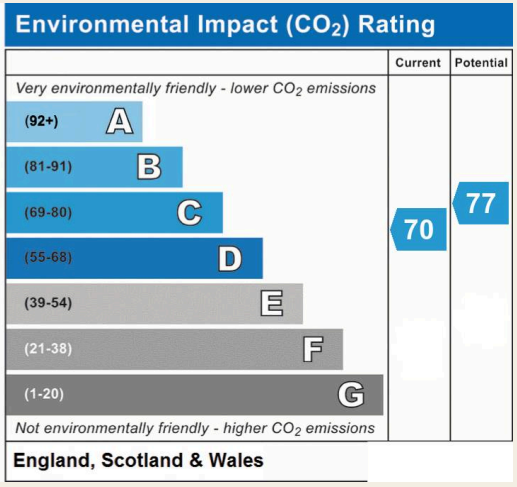
EPC Environmental Impact Rating: C






Ground Floor
Approx. 106.5 sq. metres (1146.8 sq. feet)
Kitchen
Breakfast Room
Sitting Room
Utility
Entrance Hall/Dining Room
Lounge
First Floor
Approx. 106.7 sq. metres (1148.5 sq. feet)
Bedroom 4
Bedroom 2
Bathroom
Landing
WC
Bedroom 3
En-suite Shower Room
Master Bedroom
Total area: approx. 213.2 sq. metres (2295.2 sq. feet)


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
82
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
70
77
England, Scotland & Wales



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