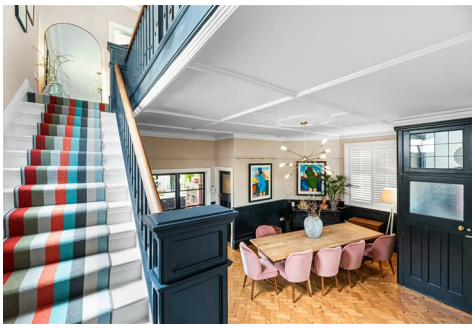
SMITHS









74 Eaton Crescent, Swansea, SA1 4QN

Offers Over £700,000

Beautifully refurbished 4 BEDROOM DETACHED HOME, blending HERITAGE CHARACTER with a modern layout. Complete with soaring ceilings, original detailing, parquet flooring & black framed double doors. Elegance & comfort collide within the front aspect living room and statement hallway and at the heart of the home is an exceptional open-plan kitchen, dining & family area. Centred around an oversize marble-topped island alongside an AGA, bespoke shelving, shutters & integral appliances. Vintage-inspired pendant lighting adds warmth and texture. The space flows into a relaxed snug with an oversized garden window and doors opening onto a private courtyard and newly created raised terrace. A two-tone staircase rises beside a tall black-framed bevelled glass window reinforcing the home's heritage identity, leading to four double bedrooms, including an en-suite, alongside a beautifully appointed family bathroom with clawfoot bath & shower. The home carries a calm, inviting atmosphere, with light, texture and scale working together to create an easy sense of everyday luxury.

Externally, the property offers privacy, space and versatility. A driveway provides off-road parking, with gated side access leading to a mature rear garden. Established planting and trees create a secluded feel, complemented by a tucked-away terrace for morning coffee or evening drinks. A generous lawn provides excellent family space, while a newly installed raised deck offers an elevated dining area directly accessed from the kitchen. A useful basement storage room adds practicality. Situated on Eaton Crescent, the home is within easy reach of Uplands' cafes, restaurants and nightlife, as well as Swansea city centre, local amenities and nearby parks and green spaces, offering a highly convenient yet characterful setting for modern living & family life. *PLANNING PERMISSION FOR AN EXTENSION & LOFT ROOM (see links). Call to view now!

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Entrance Hallway
21'10" x 18'2" (6.68 x 5.56)
Far more than just a circulation space, the hallway forms a striking and highly versatile reception area in its own right. Defined by soaring ceilings, original coving and parquet flooring, it sets an immediate sense of scale and character. Black-framed glazed doors open through to the living room and kitchen/dining room, while statement lighting enhances the architectural detail. Generously proportioned, the space comfortably accommodates a large dining table and a piano, with excellent flexibility for home working, informal seating or a cosy reading nook, reinforcing the home's exceptional sense of arrival.

Living Room
17'7" x 13'7" (5.37 x 4.15)
A beautifully balanced space, combining period charm with a calm, inviting atmosphere. Parquet flooring and bespoke window shutters frame the room, while a log-burning stove provides a natural focal point and a sense of warmth. Generous proportions enhance the feeling of space, complemented by carefully selected vintage-inspired lighting that adds subtle character without overpowering the room's original features. It is a relaxed yet refined setting, ideal for both quiet evenings and more formal entertaining.

Kitchen/Dining Room
22'11" x 16'9" (7.01 x 5.11)
The open-plan kitchen, dining and family space forms the true heart of the home, designed for modern living and effortless entertaining. Tiled flooring runs throughout, complementing two-tone shaker cabinetry, granite worktops and bespoke window shutters that soften the natural light. A substantial island provides a natural focal point for gathering and dining, paired with an electric AGA and integrated appliances for both practicality and performance. Globe pendant lighting adds warmth and a contemporary vintage feel, enhancing the relaxed yet refined atmosphere. Black pvcu windows frame views of the garden, while double doors open directly onto a private patio, with an additional side door providing access to further seating areas and a newly created raised deck. Seamlessly connected to the outdoors, this is a space equally suited to busy family life, relaxed mornings and evening entertaining. Open to the 'snug' area (3.66x3.02). The adjoining snug provides a relaxed retreat, ideal for informal living. An oversized garden-facing window brings in natural light and frames the outlook, while there is space for comfortable seating and a TV, creating an easy, informal space that remains connected to the main kitchen and dining area.

WC
6'7" x 4'7" (2.01 x 1.42)
Very useful ground floor cloakroom, with utility cupboards providing space for a washing machine.

Landing
30'9" x 7'5" widest (9.39 x 2.28 widest)
The first-floor landing is a real focal point, featuring a striking two-tone staircase with a colourful striped runner and a tall black-framed feature window with bevelled glass. Flooded with natural light, the space feels bright and uplifting, with a strong sense of architectural character that continues the home's heritage theme.

Bedroom One
17'9" x 13'8" (5.42 x 4.17)
The principal bedroom is a well-proportioned space featuring bay windows with bespoke shutters, tall ceilings, fitted carpet, radiator and a decorative fireplace alcove adding character and depth. A discreet dressing area sits behind the bed, accessible from both sides and fitted with rails for practical storage without compromising the clean bedroom layout.

Bedroom Two
15'1" x 15'0" (4.61 x 4.58)
A substantial double room with a calm, understated aesthetic. It features fitted carpet, a Victorian-style radiator and two pvcu windows that allow for plenty of natural light, creating a bright and comfortable space ideal for guest accommodation or everyday family use.

Bedroom Three
16'9" x 12'6" (5.11 x 3.82)
Another substantial double bedroom, featuring fitted carpet, radiator and rear-facing pvcu windows that capture far-reaching views towards Mumbles. A cast iron fireplace with surround adds a touch of period character, giving the room a strong sense of charm and individuality.

Bathroom
10'11" x 6'5" (3.34 x 1.96)
The family bathroom is beautifully finished, combining period-inspired detailing with a fresh, timeless design. It

features wooden flooring, a Victorian-style radiator and dual pvcu windows that bring in natural light. A claw-foot freestanding bath and separate double shower sit alongside classic metro tiling, creating a stylish and well-balanced space.

Bedroom Four
12'2" x 9'10" (3.71 x 3.02)
Further double bedroom positioned to the rear of the property with the additional benefit of an en-suite. Featuring pvcu windows with views towards Mumbles, fitted carpet, radiator and a cast iron fireplace with an eye-catching tiled inlay, adding character to the space.

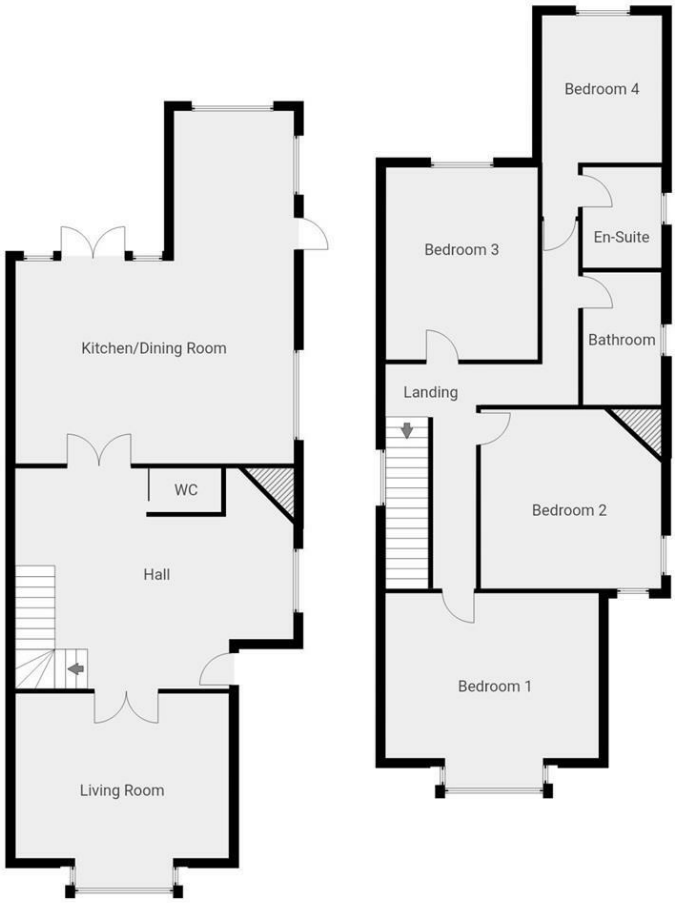
En-Suite
7'10" x 6'5" (2.41 x 1.98)
En-suite bathroom featuring pvcu windows, shower, sink/storage unit, wall mounted boiler and wc.

Planning Permissions Granted
2022/2993/FUL
Single storey rear extension, raised decked area with side privacy screening and rear access steps, rear ground floor fenestration alteration, side roof extension, four side roof lights, insertion of windows to side elevation.

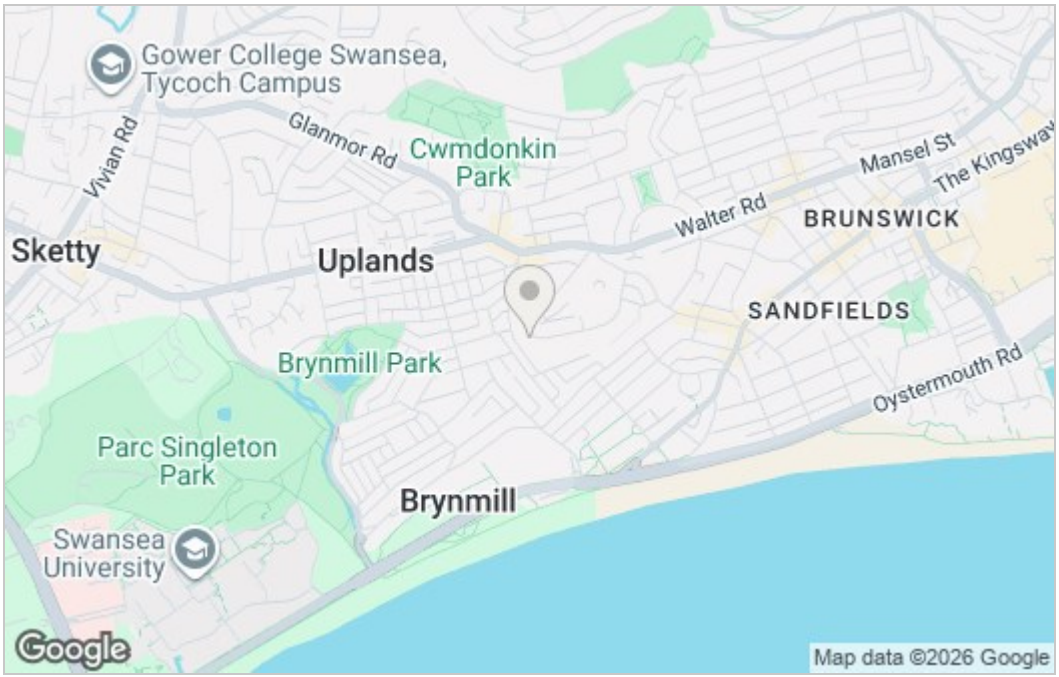
External & Location
Externally, the property enjoys beautifully maintained and versatile outdoor spaces. To the front, a neat driveway is framed by established trees and shrubs, creating an attractive approach and off-road parking. Gated side access leads to a series of well-considered outdoor areas, including a patio area with dining space, a newly installed raised deck with sea views and a further terrace positioned just off the kitchen. The rear garden is a standout feature, offering a generous, level lawn that is larger than most in the area, ideal for entertaining, children's play and pets. A useful basement storage area also provides excellent flexibility, with potential for conversion into a home office, garden room or hobby space, subject to local permissions and your own requirements.

Situated in the highly sought-after Uplands area, the property offers a vibrant yet well-balanced lifestyle setting. Popular for its cafes, restaurants and independent shops, it also benefits from excellent access to nearby parks, green spaces and the seafront promenade, providing a superb mix of urban convenience and outdoor living. Ideal for families, the area is known for its friendly neighbourhood feel, while also appealing to commuters with straightforward access into Swansea city centre and beyond, making it a highly connected & vibrant place to live.

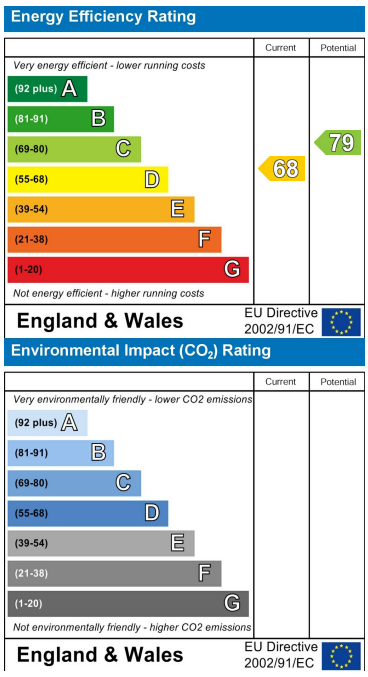
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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