



12 Eaton Crescent

, Swansea, SA1 4QJ

Offers In Excess Of £500,000



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 SMITHS

12 Eaton Crescent , Swansea, SA1 4QJ

A beautifully reimagined FIVE BEDROOM Victorian townhouse, EXPERTLY REFURBISHED in 2024 to combine timeless elegance with contemporary luxury. Set over THREE EXPANSIVE STOREYS, the home features two beautifully styled reception rooms, each thoughtfully designed with rich, contemporary colour palettes, elegant coving, luxury flooring & vintage features. At the heart of the home is a spectacular 8M open-plan kitchen/dining room, fitted with premium NEFF appliances, bespoke cabinetry and sleek finishes, an ideal space for entertaining and family living. Bi-fold doors open onto the garden, perfect for family life and effortless entertaining. With five generous bedrooms, the layout offers excellent flexibility for growing families, guests, or those seeking dedicated home office space. The main bedroom features a dressing room & ensuite, complemented by two further full bathrooms, each showcasing luxurious fittings, LED mirrors and flawless installation. A turnkey lifestyle home offering sophisticated comfort, timeless charm & generous space for modern life.

The landscaped terraced garden provides a calm outdoor retreat with minimal upkeep, leading to the garage & workshop/gym area which has its own bathroom. This space has plenty of potential for further development (STP) and depending on your own requirements. Located on Eaton Crescent, within easy reach of shops, bars and restaurants in nearby Uplands. Close to Swansea University, excellent local schools & green spaces. With reliable transport links to the city centre, it's ideal for families and professionals seeking luxury and a vibrant & safe neighbourhood. Call to view now!

Hallway

30'10" x 3'8" (9.42 x 1.12)





Living Room

15'2" x 12'8" (4.64 x 3.88)

Dining Room

12'3" x 10'4" (3.75 x 3.17)

Utility Room

7'1" x 4'1" (2.16 x 1.26)

Kitchen/Dining Room

26'11" x 10'4" (8.21 x 3.15)



Landing

24'5" x 3'10" (7.46 x 1.18)

WC

4'3" x 3'6" (1.31 x 1.07)

Bedroom One

17'1" x 12'3" (5.23 x 3.75)

Dressing Room

10'11" x 4'9" (3.33 x 1.45)

En-Suite

10'7" x 6'8" (3.25 x 2.05)

Bathroom One

9'7" x 7'7" (2.94 x 2.32)

Bedroom Two

18'1" x 10'8" (5.53 x 3.26)

Upper Landing

23'3" x 5'10" (7.11 x 1.79)

Bathroom Two

8'3" x 7'4" (2.53 x 2.26)

Bedroom Three

17'2" x 12'6" (5.25 x 3.83)

Bedroom Four

11'11" x 10'11" (3.65 x 3.33)

Bedroom Five

12'10" x 10'11" (3.92 x 3.34)

External & Location



Floor Plan



Approx. 203 sqm.
*Approx. 246.50 sqm.
including the garage

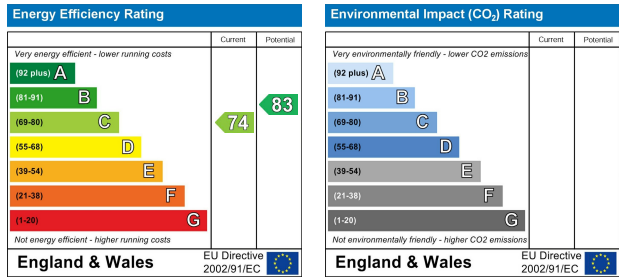
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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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