



 5  3  4  
Heathfield, Swansea  
offers over £480,000



## About the property

This charming semi-detached, Victorian Villa property combines close proximity to the city centre with exceptional privacy, featuring off-road parking via a double garage and an extensive garden. The basement level offers two rooms with potential for conversion into additional living space.

On the ground level, the property boasts two entrances, two spacious lounges with original character features, and a well-appointed kitchen at the rear, creating a welcoming space for culinary activities. A hallway leads to a downstairs w/c and shower.

The first floor comprises a bedroom, a w/c, and a bathroom featuring a cast iron bath. A spacious lounge at the front offers delightful views over the city and the sea.

The second floor hosts an open-plan lounge/kitchen with spectacular views, a three-piece suite bathroom, and two bedrooms. The top floor houses a fifth bedroom with a Velux window.

Externally, the well-maintained private garden is accessible from both Heathfield and Carlton Terrace. In recent years the property has been both vendor occupied and air BnB, but has the potential for conversion. This property perfectly blends practicality and character appeal, making it an excellent choice for a wide range of buyers.

## Accommodation

### Basement Level

#### Room 1

21' 10" x 17' Max ( 6.65m x 5.18m Max )  
Features a flagstone floor, housing one of the house boilers, and three uPVC double glazed window at head height facing the front.

#### Room 2

7' 11" x 6' 5" ( 2.41m x 1.96m )  
flagstone floor, has a single glazed window facing into Room 1.

### Ground Floor

#### Main Entrance Hall

Enter through the front door into a carpeted hall, leading to the main lounge, Bedroom 1, and stairs to both the first floor and the basement.

#### Main Lounge

19' 6" Max x 21' 11" Max ( 5.94m Max x 6.68m Max )  
Features wood-effect flooring, ceiling coving, a radiator, a feature fireplace, and a bay window with city and sea views.

#### Bedroom One

14' 10" Max x 16' 11" ( 4.52m Max x 5.16m )  
Accessible from both the main hall and the second lounge, carpeted floor and ceiling coving, a radiator, and a uPVC double glazed window facing the side of the property.





### Lounge

15' x 13' ( 4.57m x 3.96m )

Tiled floor with uPVC double glazed windows facing both sides, featuring a fully functioning original Herald Range Cooker, leading to the kitchen and rear hall.

### Rear Hall

Tiled floor with a window facing the rear, space for washing machines, and housing an additional boiler.

### W/C

Vinyl floor with a toilet, sink, and splashback tiles.

### Shower Room

Vinyl flooring, fully tiled walls to ceiling height, large shower cubicle with electric shower, washbasin, radiator, towel rail.

### Kitchen

15' x 7' 11" Max ( 4.57m x 2.41m Max )

Accessed from the rear of the property and the second lounge, with a tiled floor, radiator, wall and base units, space for white goods, a stainless steel sink, and splashback tiles.



### First Floor

#### Landing

Carpeted with a radiator, leading to the bathroom/WC, kitchen, lounge, bedroom, and stairs to the second floor.

#### Lounge

17' 2" Max x 22' 10" ( 5.23m Max x 6.96m )

Wood-effect flooring, feature fireplace, two radiators under windows and one radiator on back wall and two uPVC double glazed window with city and sea views.

#### Kitchen

8' 8" Max x 9' 3" Max ( 2.64m Max x 2.82m Max )

Vinyl flooring, base units, built-in cupboard, uPVC double glazed side window, stainless steel sink, and space for white goods and a cooker.

#### Bedroom Two

14' 10" Max x 13' 8" Max ( 4.52m Max x 4.17m Max )

Wood flooring, feature fireplace, ceiling coving, uPVC double glazed side window, and radiator.

#### Bathroom



Vinyl flooring, uPVC double glazed privacy window to the rear, splashback tiles, sink, heated towel rail and radiator, cast-iron bath.

### W/C

Vinyl flooring, toilet, and splashback tiles.

### Second Floor

#### Landing

Wood flooring, with access to the lounge/kitchen, Bedroom 3 and 4, shower room, and stairs to the top floor.

#### Open Plan Kitchen/ Lounge

17' 5" Max x 21' 6" Max ( 5.31m Max x 6.55m Max )

Combination of vinyl and wood flooring, wall and base units, radiator, fitted hob and cooker, space for white goods, stainless steel sink, and two uPVC double glazed window with city and sea views.

#### Bedroom Three

15' 9" x 12' 7" ( 4.80m x 3.84m )

Wood flooring, uPVC double glazed side window, and radiator.



### Bedroom Four

7' 11" x 7' 2" ( 2.41m x 2.18m )

Wood flooring, uPVC double glazed side window, and radiator.

### Bathroom

Combination of vinyl and wood flooring, shower cubicle with electric shower, w/c, wash basin, space for washing machine, radiator and heated towel rail

### Top Floor

#### Landing

Carpeted, leading to Bedroom 5.

### Bedroom Five

15' 10" x 13' 11" Max ( 4.83m x 4.24m Max )

Carpeted, with Velux window to the sides of the property.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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