



2 Eden Avenue, Swansea, SA2 0PS

Offers In Excess Of £450,000



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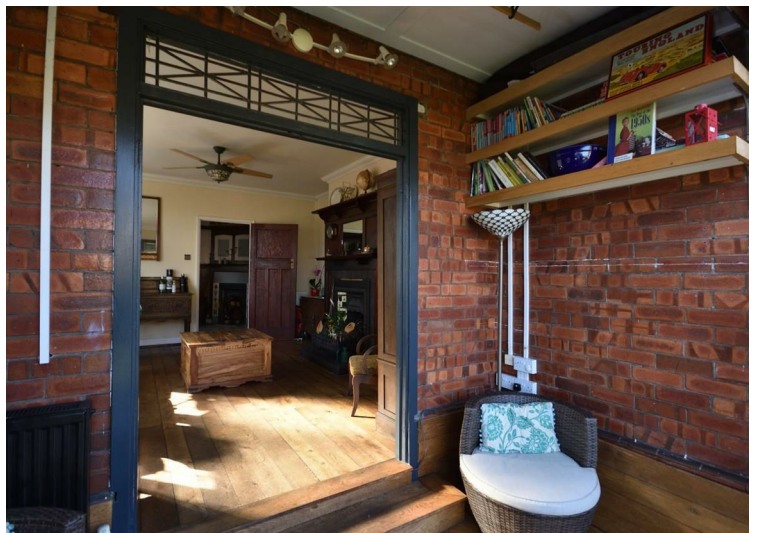


Property Description

An OUTSTANDING ARTS & CRAFTS RESIDENCE in one of Swansea's most desirable streets, just a short walk from Cwmdonkin Park & Uplands Village. This superb family home, a DISTINGUISHED GRADE II LISTED property offers SPACIOUS ACCOMMODATION with FOUR BEDROOMS, TWO RECEPTION ROOMS, a GENEROUS KITCHEN DINER - Lovingly maintained and restored by the current owners with an ABUNDANCE of UNIQUE FEATURES.

This Victorian masterpiece boasts PLENTY OF SPACE for entertaining, both inside & out as well as hosting all of the ORIGINAL FEATURES one would desire from a PERIOD PROPERTY of this specification, including ORNATE FIREPLACES, OAK FLOORING, STAINED GLASS WINDOWS, PANELLED CEILINGS & WALLS and FINE INTRICATE DETAILING throughout. The PROPERTY REALLY COMES INTO ITS OWN with the IDYLLIC MANICURED OUTDOOR SPACE, with raised deck, glass fronted balcony with a well kept circular lawn & summerhouse, surrounded by an array of established plants and shrubs.

"Arts & Crafts was a British art & design movement growing from a desire to revive the skill of craftsmanship. The Arts and Crafts philosophy aimed to restore simplicity and honesty to how buildings were made in a reaction against industrialisation and mass production in the Victorian era... "





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-30) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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