



12 Eaton Crescent, Swansea, SA1 4QJ

Offers Over £525,000

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 & en-suite, 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!

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Hallway

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

Installed with monochrome mosaic tiled flooring & underfloor heating, high ceilings and a striking black bannister, creating timeless elegance and a feeling of space. Bespoke understairs units provide space for shoes and coats, keeping the area neat & stylish.

Living Room

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

Beautifully styled front aspect living room featuring a charming pvcu bay window with elegant shutters, flooding the space with natural light. Stylish colours complement the warm wood flooring, which is fitted with zoned underfloor heating. The room flows seamlessly into the dining area, perfect for modern family living and entertaining.

Dining Room

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

The dining room features wood flooring with underfloor heating, seamlessly connecting to a rear terrace through pvcu patio doors. The space is styled with on-trend colours and modern lighting, creating a bright, welcoming area that flows effortlessly into the living room.

Utility Room

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

Useful utility room with worktop, space for appliances and door to the rear. Provides a dedicated space for handling chores and laundry efficiently, keeping the main living areas clutter-free.

Kitchen/Dining Room

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

This impressive 8M long kitchen/dining room has been beautifully refurbished with a sleek, modern design and a calming neutral colour palette. The luxury kitchen features quartz worktops, breakfast bar, high-end Neff appliances, including double ovens & an induction hob, dishwasher & Caple sink. Tiled flooring with underfloor heating adds to practicality and several pvcu windows and the bi-fold doors allow for plenty of natural light. At the far end, the dining area opens through bifold doors to the garden, creating a seamless connection between the kitchen and garden. Perfect for modern lifestyles and effortless entertaining.

Landing

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

Fitted with a gorgeous oatmeal tone woven carpet, with access to bedrooms one, two and bathroom one.

WC

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

Comprising pvcu windows, sink & WC.

Bedroom One

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

Beautifully designed main bedroom, currently used as a further reception room. A versatile space, with high ceilings, ornate coving, decorative ceiling rose and stunning contemporary lighting which exudes an understated elegance. Large pvcu bay windows with shutters flood the room with natural light and the room further benefits from a walk-in dressing room & en-suite.

Dressing Room

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

Superb walk-in dressing room with a generous range of fitted shelves, drawers & rails and space for a dressing table.

En-Suite

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

One of three fully tiled, luxury bathrooms with spacious proportions, double shower, sink/storage unit, led mirror, heated towel rail and WC.

Bathroom One

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

Fully tiled deluxe bathroom, with pvcu windows, led mirror, heated towel rail, shower, double ended tub, sink/storage unit & WC.

Bedroom Two

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

Second expansive double bedroom comprising fitted carpet, radiator, pvcu windows and Juliet balcony.

Upper Landing

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

Top floor landing space with access to bedrooms three to five and bathroom two.

Bathroom Two

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

Fully tiled, with enclosed shower, heated towel rail, sink/storage unit, led mirror and WC.

Bedroom Three

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

Third generous double bedroom with fitted carpet, radiator and feature pvcu window to the front aspect.

Bedroom Four

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

Double bedroom featuring fitted carpet, radiator and pvcu windows to the rear aspect.

Bedroom Five

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

Fifth spacious double bedroom comprising fitted carpet, radiator and pvcu windows to the rear aspect.

External & Location

The walled rear garden offers a private and low-maintenance outdoor space that flows seamlessly from the kitchen/diner through bifold doors, ideal for alfresco dining and entertaining. The detached rear garage provides valuable secure parking or storage, as well as a dedicated gym area with its own bathroom. This flexible space brings increased versatility, with exciting potential to transform into a home office, studio, or annexe (subject to planning).

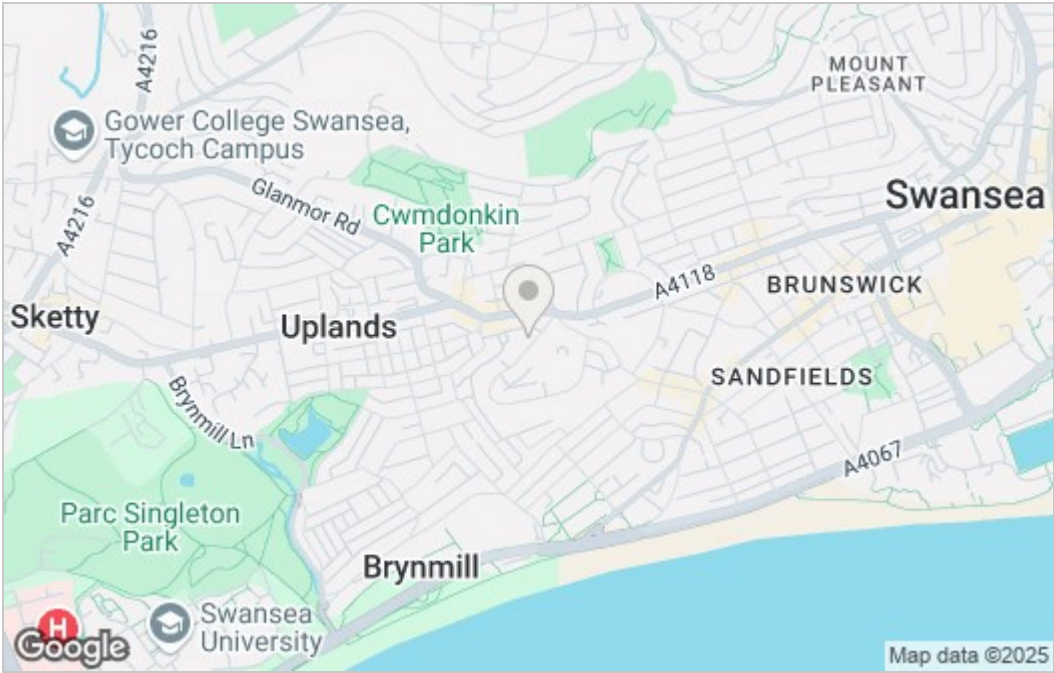
Located in the heart of Uplands, one of Swansea's most vibrant and sought-after areas, this incredible home enjoys easy access to a variety of local amenities. Just a short stroll from independent shops, cafes, bars and restaurants, it offers a lively, yet relaxed & safe lifestyle. Nearby parks and green spaces, including Cwmdonkin Park, provide a welcome escape for outdoor relaxation, while excellent transport links and proximity to the city centre and seafront make it an ideal location for both convenience and quality of life.

Floor Plan

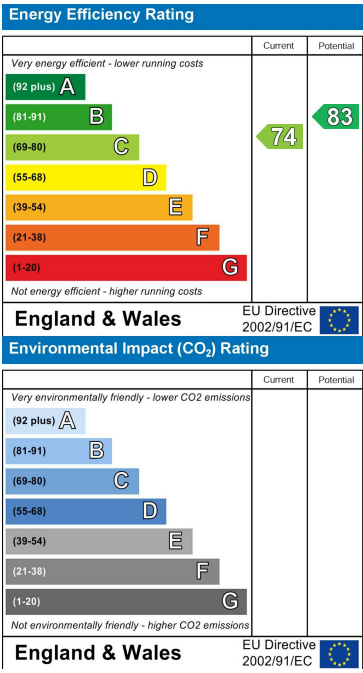


Approx. 203 sqm.
*Approx. 246.50 sqm.
including the garage

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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