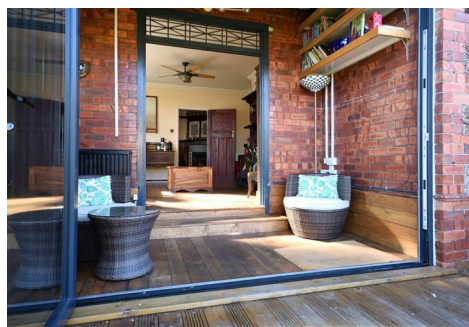




SMITHS
SALES & LETTINGS



2 Eden Avenue, Swansea, SA2 0PS

Offers In Excess Of £475,000

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.

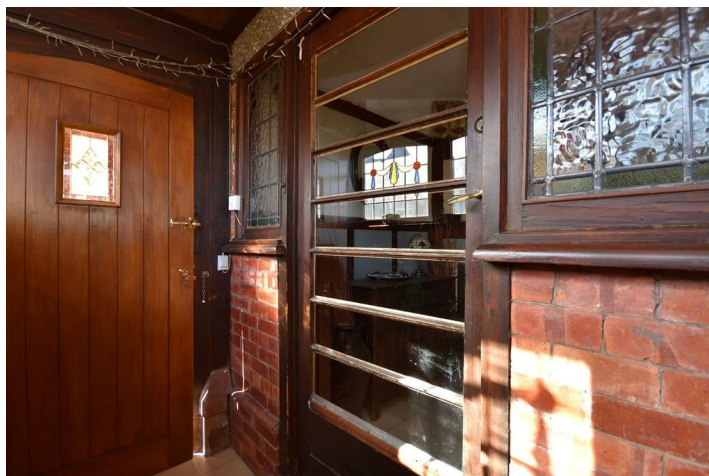
This Victorian masterpiece boasts PLENTY OF SPACE for entertaining, both inside & out as well as hosting all of the ORIGINAL FEATURES one would desire from a PERIOD PROPERTY of this specification, including ORNATE FIREPLACES, OAK FLOORING, STAINED GLASS WINDOWS, PANELLED CEILINGS & WALLS and FINE INTRICATE DETAILING throughout. The PROPERTY REALLY COMES INTO ITS OWN with the IDYLIC 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..."

www.smithshomes.com

Porch

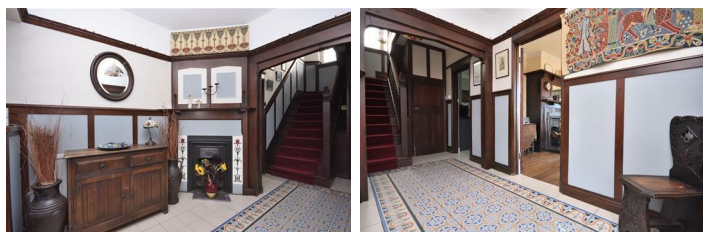
8'4" x 4'7" (2.55 x 1.42)



Featuring original stained glass windows, immaculate brickwork, bespoke tiled flooring and door through to the hallway.

Hallway

15'3" x 8'4" (4.66 x 2.55)



Elegant entrance hallway with bespoke tiling which flows from the outer porch through the hallway into the kitchen diner, original wood detailing includes the archway, staircase, picture rails & panelling which showcases a fabulous cast iron fireplace with oak surround.

Reception Room One

15'2" x 15'0" (4.64 x 4.59)



The first of two spacious living rooms, featuring oak flooring, original bay & corner casement windows, ornate wood panelling & shelving and fireplace with log burner.

Two luxurious modern Baroque style Victorian radiators are present with ornate cast iron detailing.

Bathroom One

7'1" x 6'1" (2.18 x 1.87)



Downstairs bathroom, part tiled comprising dual obscure windows, Victorian style sink, WC and shower enclosure.

Kitchen Diner

21'4" x 10'0" (6.51 x 3.05)



This spacious kitchen/dining space with an abundance of character & style from the bespoke cabinetry, to the custom flooring & original windows looking out over the gardens with sea views beyond, is sure to be the heart of the home. Comprising Range cooker with custom tiled alcove, black victorian style radiators, granite worktops & deep ceramic Belfast sink, the kitchen also has the benefit of the nearby utility room for storage and installation of appliances.

Utility Room

13'1" x 3'4" (4.01 x 1.04)

Very useful utility room with tiled flooring, worktop and space for appliances.

Reception Room Two

15'5" x 12'4" (4.72 x 3.76)



Another stunning example of the arts & crafts style featuring bespoke wood panelling, door framework and superb fireplace. Also with oak flooring, original windows and radiator - open to the veranda area with bi-fold doors to the balcony.

Enclosed Veranda

10'2" x 4'11" (3.11 x 1.51)



Stunning enclosed sit-out area - open to reception room two and with bi-fold doors to the balcony with glass balustrade & views across the garden towards the sea. This special space also features immaculate brickwork, radiator, unique round stained glass window - a tranquil area to enjoy your garden and sea views.

Landing

16'3" x 2'11" (4.97 x 0.89)



Spacious landing with storage cupboard, radiator, carpet, original stained glass windows, loft hatch & wood panelling.

Bathroom

9'4" x 6'8" (2.85 x 2.04)



Elegant bathroom comprising triple obscure windows, wood effect flooring, heated towel rail, sink, WC and deep claw foot freestanding tub.

Bedroom One

12'2" x 10'1" (3.71 x 3.08)



Spacious double bedroom with laminate flooring, original beams to ceiling, stone fireplace and original windows with sea views.

Bedroom Two

14'8" x 12'4" (4.49 x 3.78)



Second expansive bedroom featuring original windows & sea views, wood effect flooring, original stone fireplace, storage cupboard and radiator.

Bedroom Three

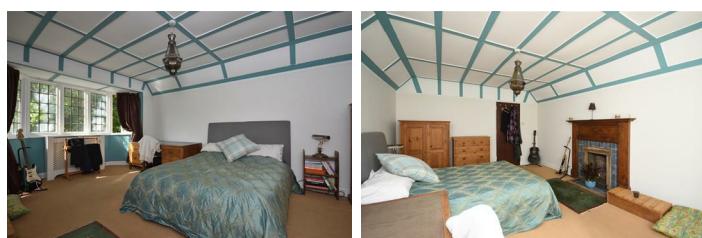
10'8" x 8'3" (3.26 x 2.52)



Comprising fitted carpet, dual aspect original windows and original stone fireplace.

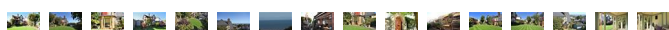
Bedroom Four

17'6" x 12'0" (5.35 x 3.67)



Further substantial bedroom with original windows, ceiling beams & original stone fireplace, also comprising fitted carpet and radiator.

External



The property is located on a large corner plot with secure front wall & restored stone archway, the stone path winds around the house with an abundance of mature & established trees & plant life to the rear garden. The rear garden is an absolute hidden gem in this area of Uplands, not only is there a raised balcony with glass balustrade, sea views and enclosed veranda which leads to another decked area, the steps lead down to a beautifully manicured circular lawn. The stone path borders the lawn and a newly built summerhouse is expertly located to make the most of the sun's position throughout the day.

Wood Store & Cellar



To the side of the garden, located on the upper stone garden path is a wood store, in addition, the cellar is also full of wood ready for use in the log burner.

Floor Plan

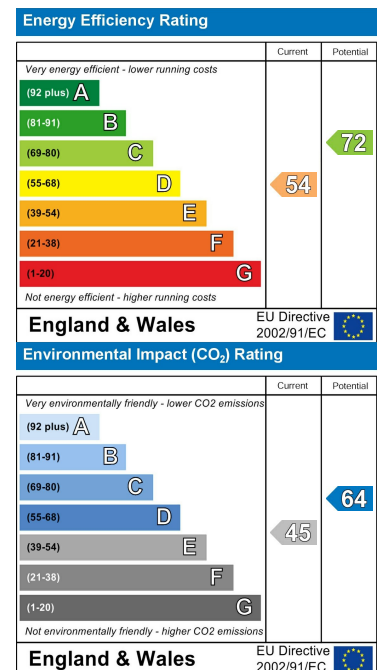
▼ Ground Floor



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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