



**5 Eden Avenue,
Uplands SA2 0PS**

Offers in the region of £399,950

Grade II Listed Building Retaining Many Original Features
Five Bedrooms
Very Pleasant Rear Garden
EER NOT REQUIRED.

LD/RO/70749/210619

DESCRIPTION

An opportunity to purchase a Grade II Listed property offering spacious accommodation and retaining many original features including the servants' bell box. Situated in this very popular and convenient location, the property is within walking distance of Cwmdonkin Park as well as the vibrant area of the Uplands with its many bars and restaurants. It is in a good catchment area for both primary and secondary schools and Oakleigh House Private School is located just down the road in Penlan Crescent. The property boasts a most impressive entrance reception hallway, five bedrooms, a useful utility room and a very pleasant rear garden. This property would make an impressive family home and internal viewing is highly recommended. The property is freehold and there is no onward chain. NO CHAIN. EPC TBA.

RECEPTION HALLWAY

Enter via hardwood front door, a very spacious and most impressive room with wood panelled walls, a window seat and a fireplace with wooden surround, cast iron fire and tiled hearth, secondary glazed square bay window to front, plate rail and stairs to first floor, double doors to:

LOUNGE

20' (into bay) x 13'3 (6.10m into bay) x 4.04m)
A bright and sunny room with large ornate wooden fireplace and secondary glazed bay window to the front, leaded glass window to side, plate rail.

SITTING ROOM

16'6 x 13'3 (5.03m x 4.04m)
Another pleasant room with French doors leading onto the rear garden and patio seating area, fireplace with wooden surround and tiled inset, leaded glass window to side, plate rail.

KITCHEN/BREAKFAST ROOM

15'7 x 11'6 narrowing to 8'3 (4.75m x 3.51m narrowing to 2.54m)
Fitted with a good range of wall and base units with work surfaces over, integrated 5 ring gas hob, eye level oven, integrated dishwasher, large double glazed window to rear overlooking the garden, part tiled walls, ceramic tiled floor and ceiling spotlights.

UTILITY ROOM

9'1 x 6'4 (2.77m x 1.93m)
Plumbing for washing machine, space for fridge/freezer, ceramic tiled floor and external door leading to the side.

CLOAKROOM

Two piece suite comprising wash hand basin and low level WC, double glazed window to side.

FIRST FLOOR LANDING

Leaded glass window to side and airing cupboard.

BEDROOM 1

16'9 into bay x 12'7 (5.11m into bay x 3.84m)
A bright room with single glazed bay window to front with panoramic sea views, fitted wardrobes and sink unit.

BEDROOM 2

16'8 into bay x 12'6 (5.08m into bay x 3.81m)
Double glazed bay window to rear with partial sea views, picture rail.

BEDROOM 3

15'6 x 13'5 (4.72m x 4.09m)
Double glazed window to rear overlooking the garden, picture rail and sink unit.

BEDROOM 4

12'2 x 11'3 (3.71m x 3.43m)
Currently used as a study, secondary glazed window to front, picture rail.

BEDROOM 5

13'4 x 8'5 (4.06m x 2.57m)
Double glazed window to side, picture rail.

BATHROOM

9'7 x 8'7 (2.92m x 2.62m)
Fitted with a 5 piece suite comprising panel bath, corner shower cubicle, wash hand basin, bidet and low level WC,

part tiled walls and ceramic tiled floor, single glazed window to side.

EXTERNALLY

The property has a paved front garden with mature shrubs. The rear comprises a good size garden with large level lawn and a patio seating area with sun awning. There is also a **GARDEN SHED**, **GREENHOUSE** and mature shrubs and plants.

SERVICES

We are advised that all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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TENURE

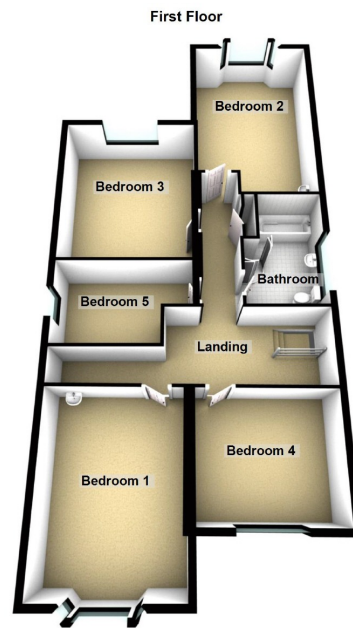
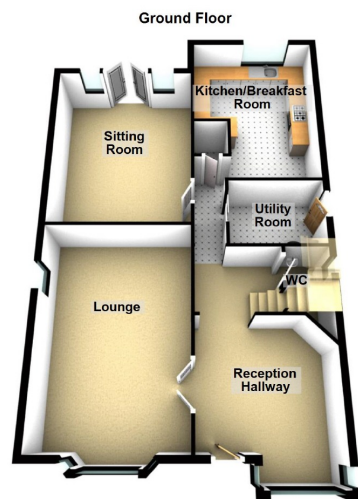
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Sketty proceed to the traffic lights and turn right onto Vivian Road. Proceed up the hill and at the first mini roundabout turn right onto Glanmor Road, at the junction bear right remaining on Glanmor Road. Continue on this road heading towards the Uplands and take the fifth left hand turn onto Eden Avenue where the property is located on the left hand side, identified by our For Sale board.



5 Eden Avenue, Uplands SA2 0PS



John.
Francis