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SALES & LETTINGS



## **23 Hillside Crescent, Swansea, SA2 0RD**

**Asking Price £475,000**

SUPERB 5 BEDROOM FAMILY HOME set over 3 floors, which has been REFURBISHED and BLENDS EFFORTLESSLY both CONTEMPORARY NEW FIXTURES & ORIGINAL VINTAGE DETAILING. Explore in full 3D Virtual Reality now!

The FLOORPLAN is SPACIOUS & DECOR IMMACULATELY FINISHED. Downstairs features the ENTRANCE HALL, TWO GENEROUS LIVING ROOMS, DINING ROOM with WALK-IN PANTRY, KITCHEN, UTILITY & WC. The first floor comprises FOUR BEDROOMS, TWO are FRONT FACING with INCREDIBLE SEA VIEWS and EN-SUITE to BEDROOM ONE.

Featuring BESPOKE NEW uPVC GLAZING throughout, designed to REPLICATE the ORIGINAL WINDOWS & GAS CENTRAL HEATING. Both the FAMILY BATHROOM & EN-SUITE are NEW with ON-TREND GREY FINISHES. BEDROOM 5 is located on the 2nd floor, however this VERSATILE room could be used for many PURPOSES dependent on your needs.

EXTERNALLY, the property features both front & rear lawns and a GARAGE to the rear. The GARAGE also has a workshop and storage area underneath and gated access from the road behind. This property is NO CHAIN, and viewing is highly recommended!

[www.smithshomes.com](http://www.smithshomes.com)

## Porch

5'1" x 3'3" (1.55 x 1.00)



Entrance porch featuring original checkerboard floor tiles & eye-catching original azure coloured wall tiles.

## Hallway

20'0" x 6'1" widest (6.12 x 1.87 widest)



Elegant hallway with original parquet flooring and wide skirtings & picture rails which are featured throughout the property, storage alcove (for shoes/coats) which was the original 'parcel room' and doors to the reception rooms.

## Reception Room One

14'7" x 11'9" (4.46 x 3.60)



Beautifully styled reception room with uPVC bay windows to the front aspect, parquet flooring, radiator, contemporary electric fireplace with colour change ambience.

## Reception Room Two

14'6" x 12'0" (4.42 x 3.68)



Second substantial living space with bespoke uPVC windows to the front aspect, parquet flooring, original woodwork and radiator.

## Reception Room Three

13'4" x 9'8" (4.08 x 2.97)



Currently used as a dining room with adjoining walk-in pantry, radiator, uPVC windows to the rear aspect and with access to the kitchen and rear utility/WC.

## Kitchen

13'3" x 5'9" (4.04 x 1.76)



Comprising a range of base units, with worktop, stainless steel sink, cabinet mounted oven, 6 burner gas hob & extractor. Also with tiled flooring and dual uPVC windows.

## Rear Hall/Utility Room

9'6" x 4'0" (2.90 x 1.22)

Tiled flooring, uPVC windows & door to the rear garden, plumbing & space for appliances, wall mounted boiler and further internal door to the WC.

### Downstairs WC

5'10" x 2'11" (1.80 x 0.89)



Comprising tiled flooring, radiator, uPVC windows, hand basin & WC.

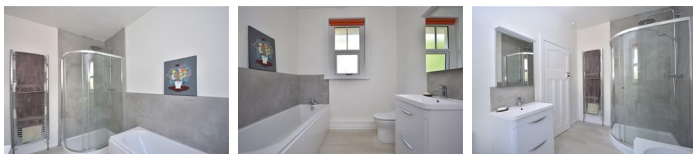
### Landing



With doors to bedrooms one to four, the bathroom, upstairs WC and stairs up to the 2nd floor.

### Family Bathroom

10'0" x 7'1" (3.06 x 2.18)



Contemporary bathroom in white/grey tones with uPVC windows, heated towel rail, hand basin, WC, bath and corner shower - with unique & seamless waterproof resin to wet areas.

### Upstairs WC

4'11" x 2'11" (1.52 x 0.89)

Second WC located on the first floor.

### Bedroom One

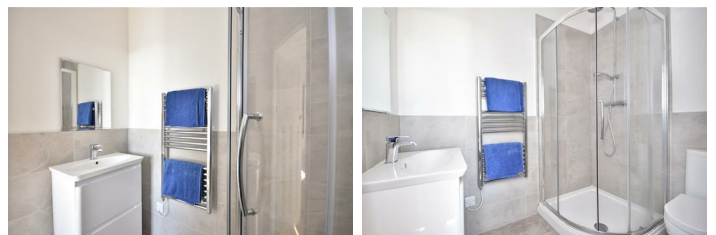
14'9" x 12'6" widest (4.51 x 3.83 widest)



One of a total of five bedrooms. Bedroom one features an en-suite, original woodwork, radiator and bespoke uPVC windows with stunning sea views.

### En-Suite

8'6" x 6'3" widest (2.60 x 1.93 widest)



Contemporary part tiled shower room, with heated towel rail, corner shower, hand basin & WC.

### Bedroom Two

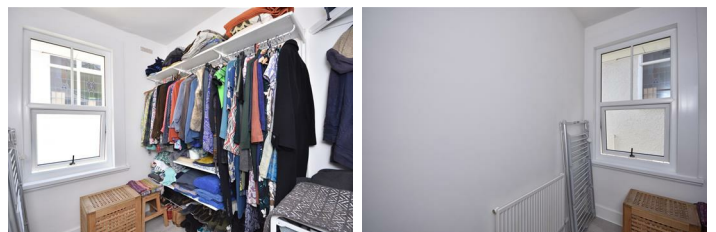
14'7" x 12'4" (4.47 x 3.76)



The largest of the bedrooms with expansive sea views from the uPVC bay windows, also with radiator and elegant coving to the ceiling.

### Bedroom Three

8'8" x 6'9" (2.65 x 2.08)



Single bedroom currently used as a dressing room with laminate flooring, radiator and uPVC windows.

## Bedroom Four

14'2" x 9'11" (4.33 x 3.03)



Fourth double bedroom with dual aspect uPVC windows with views over the garden, laminate flooring, radiator and picture rail.

## Bedroom Five/Attic Room

21'2" x 13'10" widest (6.46 x 4.23 widest)



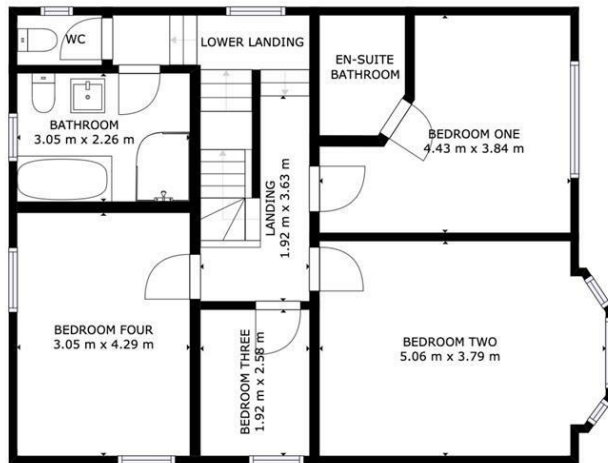
U-shaped loft room with 3 Velux windows, 2 radiators, laminate flooring and hand basin. This versatile room could be used as bedroom five or an office, studio or playroom dependent on your needs.

## External

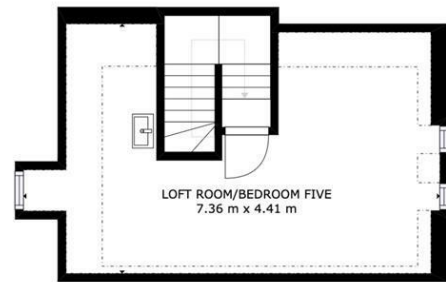


The property is located in a quiet desirable street in Uplands, convenient for Cwmdonkin Park and benefitting from the most stunning panoramic views of Swansea Bay from Mumbles all the way to Southerndown and across the channel to Devon. Set in an elevated position with front & rear lawns. The garden to the rear further features a garage with storage room underneath and gated access to the road behind.

# Floor Plan



FLOOR 2

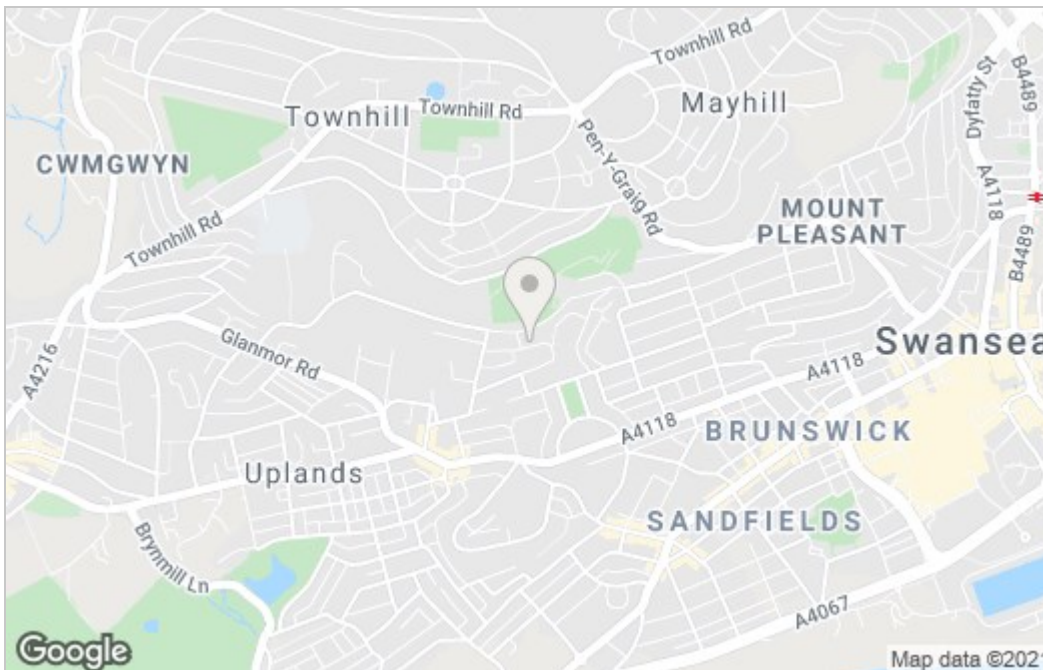


FLOOR 3

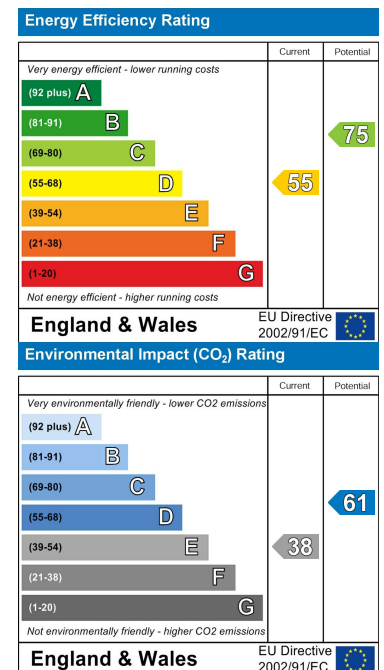


FLOOR 1

## 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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