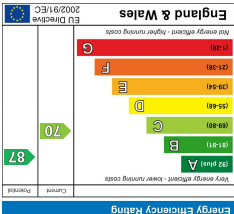


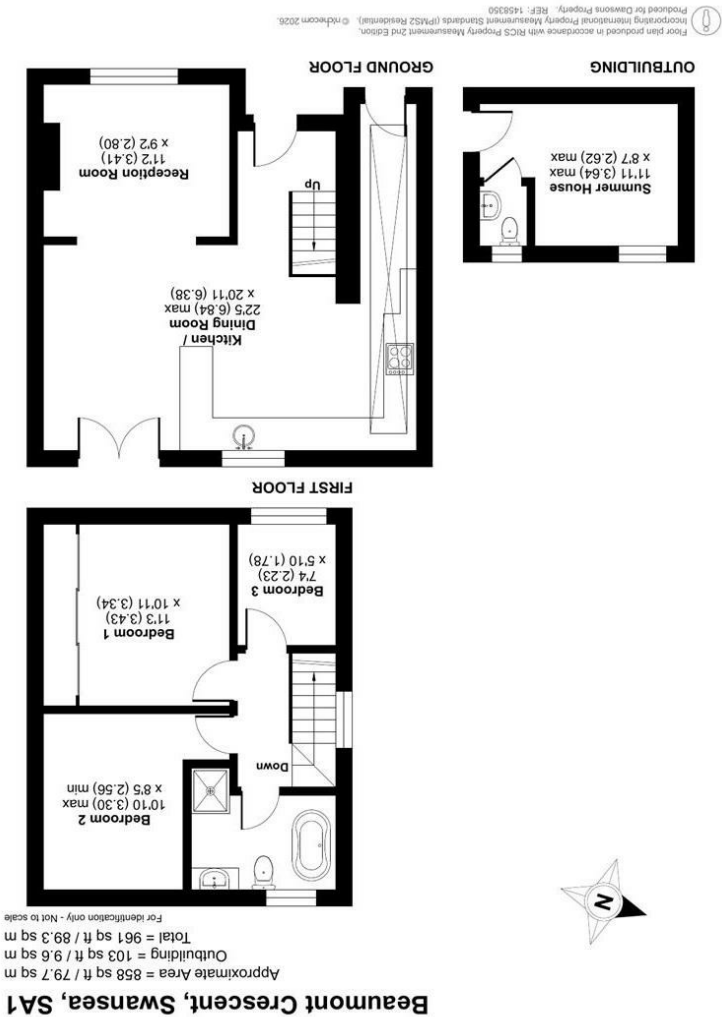
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



4 Beaumont Crescent
St. Thomas, Swansea, SA1 8DW
Offers Over £210,000

3 1 1 C

GENERAL INFORMATION

Located in the popular area of St Thomas, this impressive three-bedroom semi-detached property has been renovated to an exceptionally high standard and offers a completely unique style rarely found within the area.

The property enjoys outstanding panoramic views, which have been fully maximised by the addition of enlarged front windows, allowing natural light to flood the living space while making the most of the stunning outlook.

Inside, the home has been thoughtfully redesigned to create a striking open-plan living space with a modern and contemporary feel throughout. Finished to a high specification, the layout is perfect for both everyday living and entertaining.

A particular feature of the property is the spacious four-piece bathroom suite, an uncommon addition for properties of this era, adding a real sense of luxury and practicality.

To the rear, the property also benefits from a versatile outbuilding, ideal for use as an entertaining room, home office, gym, or studio space.

This is a rare opportunity to purchase a standout home with modern design, and exceptional views in one of Swansea's most desirable residential locations.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
11'2" x 9'2" (3.41m x 2.80m)

Kitchen/Dining Room
22'5" (max) x 20'11" (6.84m (max) x 6.38m)

First Floor

Landing

Bedroom 1
11'3" x 10'11" (3.43m x 3.34m)



Bedroom 2
10'9" (max) x 8'4" (min) (3.30m (max) x 2.56m (min))

Bedroom 3
7'3" x 5'10" (2.23m x 1.78)

Bathroom

External

Tiered Front Garden

Garden to Rear

Summer House
11'11" x 8'7" (3.64m x 2.62m)

Tenure - Freehold

Council Tax Band - C

EPC-C

Services

Mains Gas & Electric
Mains Sewerage



You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.