



26 Eaton Crescent, Swansea, City and County of Swansea. SA1 4QL

POPULAR LOCATION
SPLIT INTO TWO FLATS
THREE BEDROOM MAISONETTE

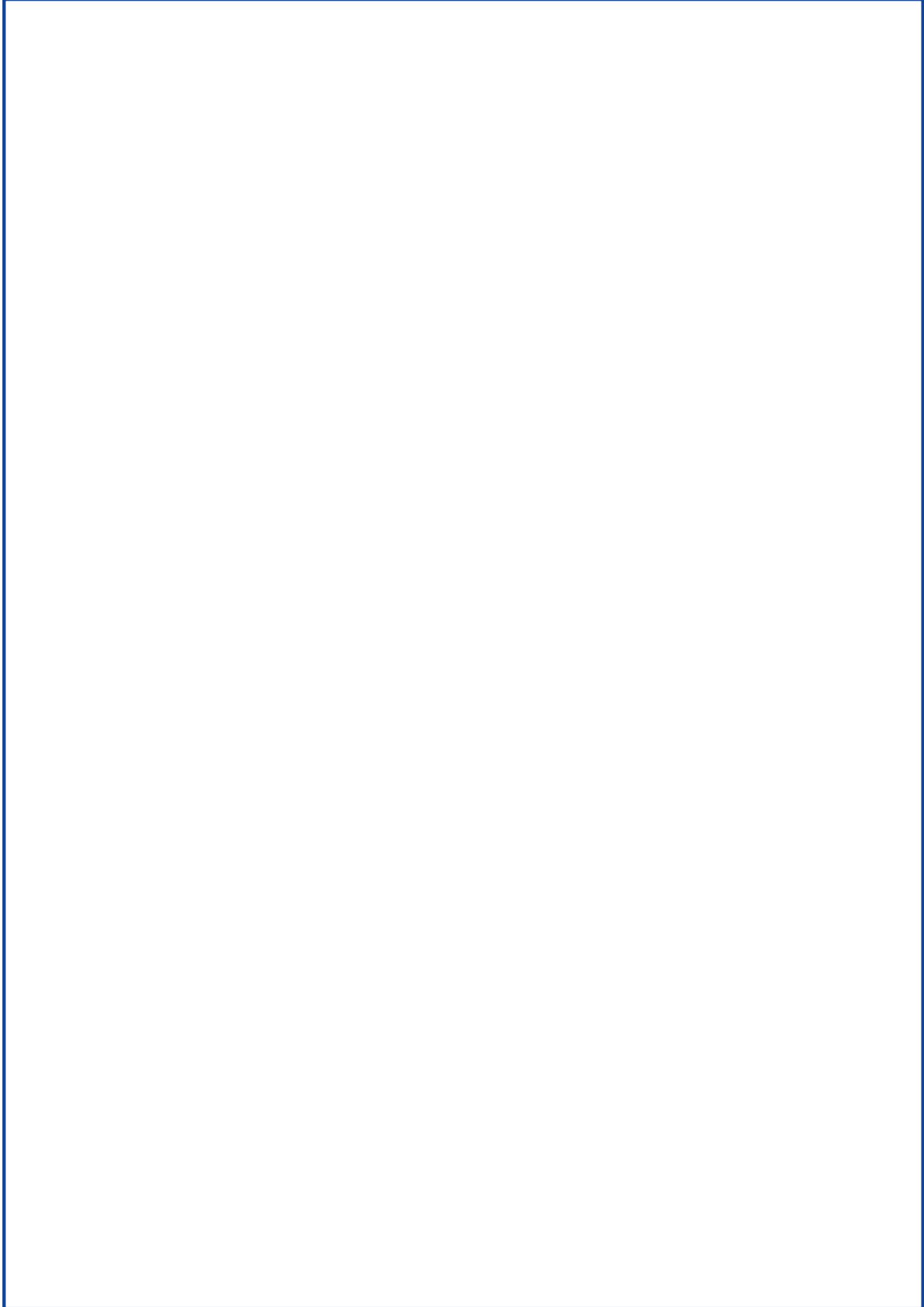
LARGE SEMI DETACHED
ONE TWO BEDROOM
OFF ROAD PARKING



Normal 350,000

Property Description

MORE DETAILS COMING SOON.....

A large prominent semi detached house, built around 1900 and is currently divided into a ground floor 2 bedroom flat, and an upper maisonette which has three bedrooms, lounge, bathroom, kitchen and dining room. It benefits from a large workshop at the rear of the property, with parking to the side of the property. There is also a cellar.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 				England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.