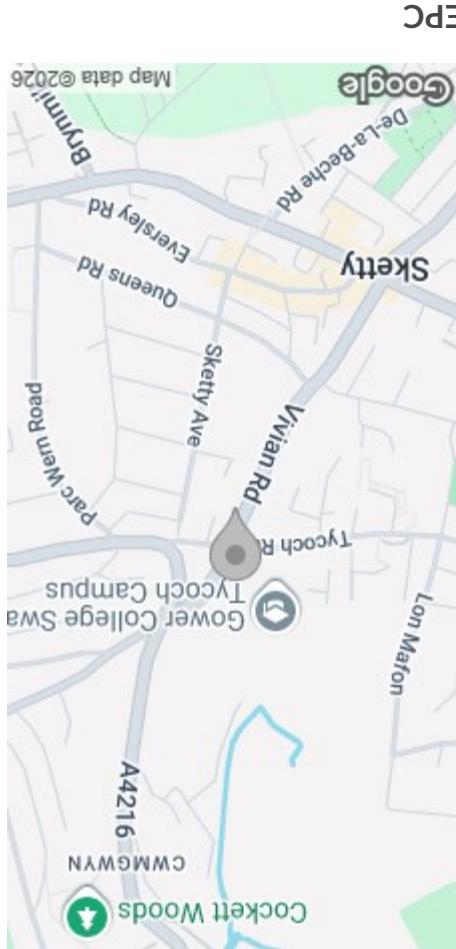


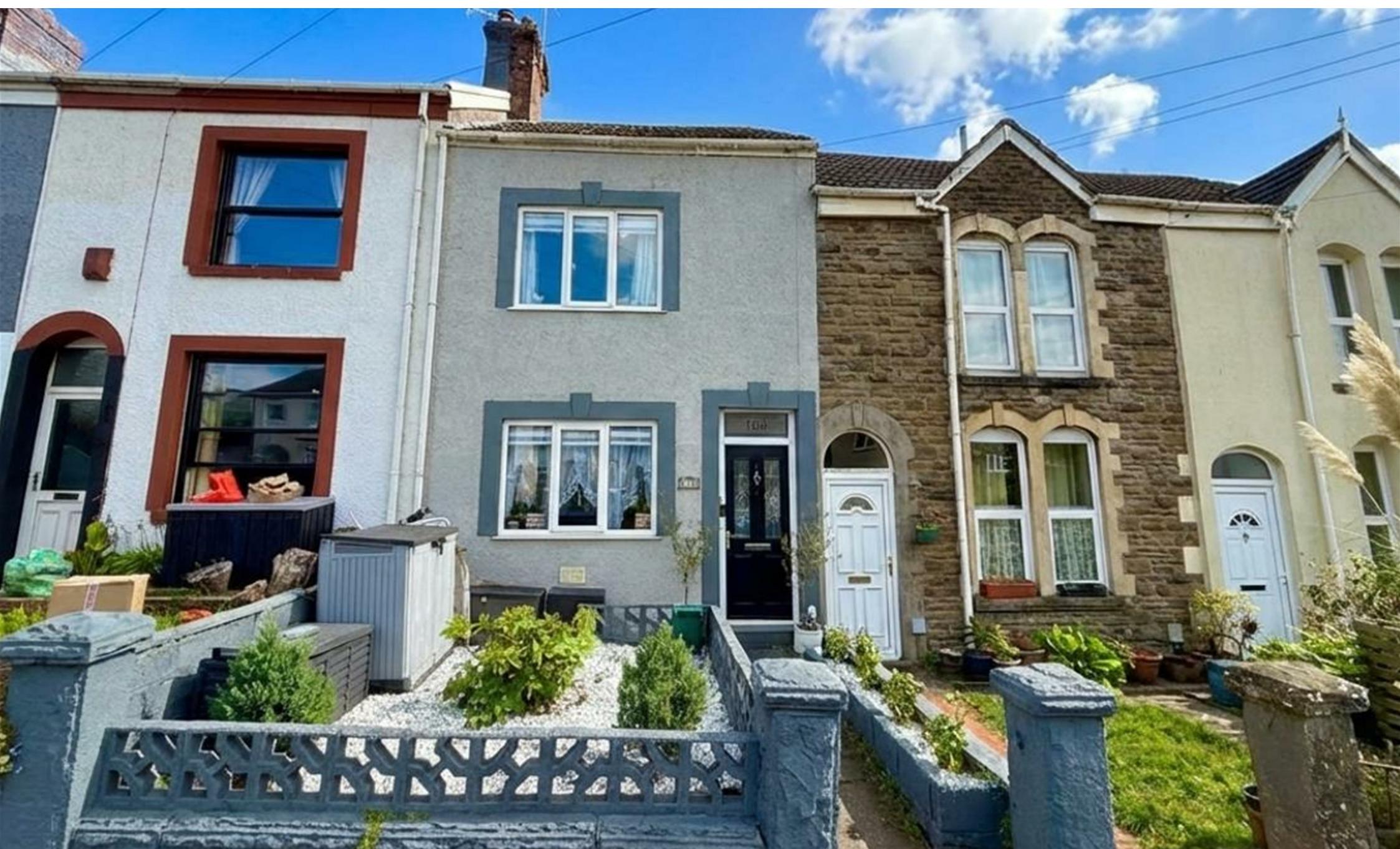
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN



104 Vivian Road
Sketty, Swansea, SA2 0UL
Offers Over £200,000



GENERAL INFORMATION

Step into this beautifully updated mid-terrace property, offering a perfect blend of modern living and comfortable design. Upon entering, you're welcomed by a bright and spacious open-plan hallway, lounge, and dining area – perfect for entertaining or relaxing in style. The ground floor also boasts a contemporary kitchen that flows seamlessly into a well-appointed family bathroom, all finished to a high standard.

Upstairs, you will find two generous double bedrooms and a single bedroom, ideal as a nursery, guest room, or home office.

Outside, enjoy a garden featuring a gravel area for outdoor dining and a lawn – perfect for children, pets, or simply enjoying the outdoors. The garden also has a shed and greenhouse.

This move-in-ready home is perfect for first-time buyers, young professionals, or growing families looking for space, style, and practicality.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE VESTIBULE

OPEN PLAN HALLWAY/LOUNGE/DINING ROOM

24'5" x 14'3" (widest point) (7.45 x 4.35 (widest point))



KITCHEN

10'11" x 6'8" (3.33 x 2.04)



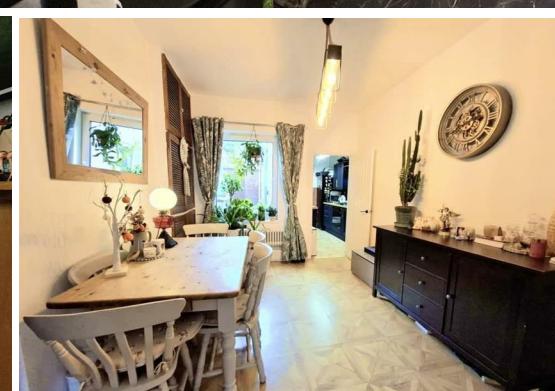
REAR LOBBY

BATHROOM

FIRST FLOOR

BEDROOM 1

11'1" (to wardrobe) x 12'3" (3.39 (to wardrobe) x 3.736)



BEDROOM 2
13'0" (to window x 8'4") (3.987 (to window x 2.543))

BEDROOM 3
7'4" x 10'1" (2.238 x 3.082)

EXTERNAL
FRONT - Low maintenance front garden area
REAR - Back garden with lawn and gravel area, there is also a shed and greenhouse

PARKING
Residents parking is available that would be applied for via Swansea Council.

TENURE
Freehold

EPC
EPC - D

COUNCIL TAX
Council tax band C

SERVICES
Mains gas, electric, water (metered) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

