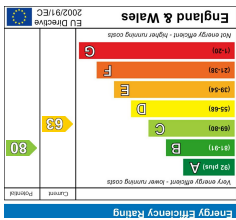
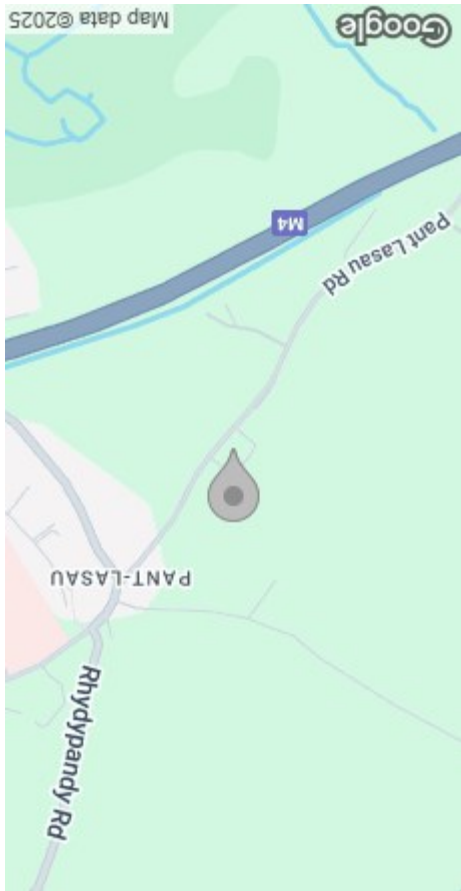


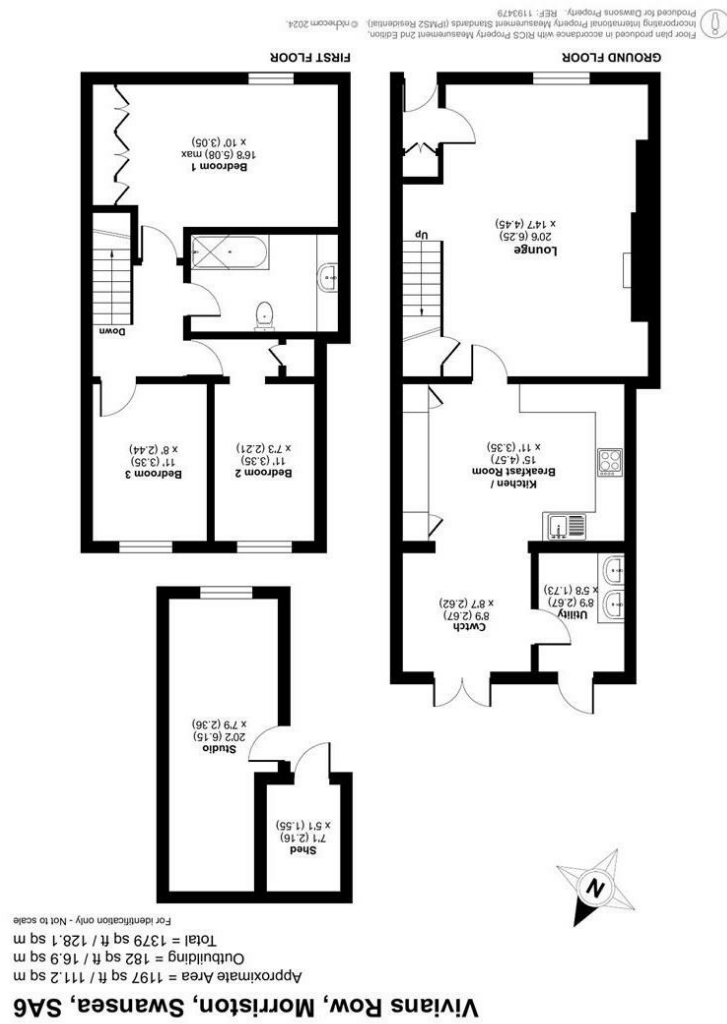
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



## 5 Vivians Row

Pantlasau, Morriston, Swansea, SA6 6NS

## Offers Over £280,000





GENERAL INFORMATION

Welcome to Vivians Row, Morriston, Swansea - a charming cottage that exudes character and warmth. This delightful property boasts a reception room, kitchen - diner/cwtch leading to utility, three lovely bedrooms, and a well-appointed bathroom, perfect for a family or those seeking a peaceful retreat. As you step inside, you'll be greeted by immaculate décor that runs seamlessly throughout the cottage, creating a welcoming and homely atmosphere. The property also offers parking space for three vehicles, ensuring convenience for you and your guests. One of the highlights of this cottage is its beautiful garden, complete with a studio that can be transformed into a tranquil workspace or a relaxing hideaway. The garden is a true gem, offering a serene outdoor space to unwind and entertain (see aerial photo to appreciate size). Located within walking distance to Morriston Hospital, this property is ideal for healthcare professionals. Additionally, the great transport links to the M4 make commuting a breeze, connecting you to nearby cities and attractions.

FULL DESCRIPTION

Entrance

Porch

Lounge  
20'6 x 14'7 (6.25m x 4.45m)

Kitchen/Breakfast Room  
15'0 x 11'0 (4.57m x 3.35m)

Dining Room  
8'9 x 8'7 (2.67m x 2.62m)

Utility Room  
8'9 x 5'8 (2.67m x 1.73m)

First Floor



Landing

Bedroom One  
16'8 max x 10' (5.08m max x 3.05m)

Bedroom Two  
11'0 x 7'3 (3.35m x 2.21m)

Bedroom Three  
11'0 x 8' (3.35m x 2.44m)

Bathroom

External

Parking  
Parking for up to three cars.

Studio  
20'2 x 7'9 (6.15m x 2.36m)

Shed  
7'1 x 5'1 (2.16m x 1.55m)

Council Tax Band  
B

EPC  
D

Tenure  
Freehold

Services  
Mains electricity, water and sewerage. The property is heated by oil. Mobile - There are no known issues with mobile coverage using the vendor's current supplier, BT. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

