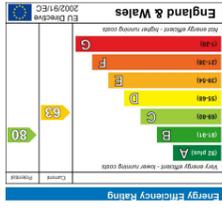


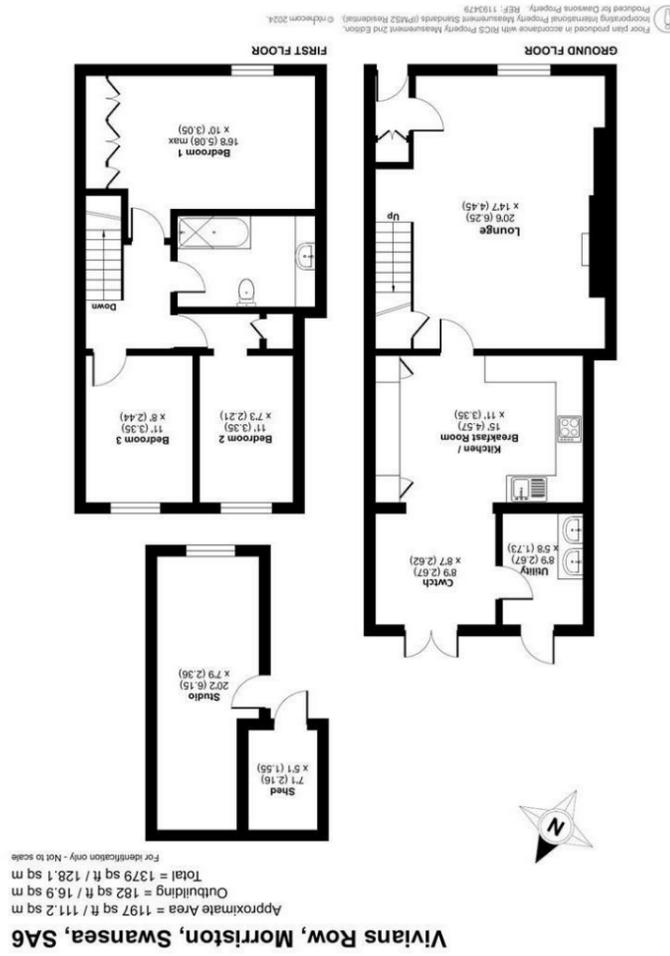
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

