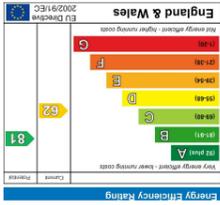


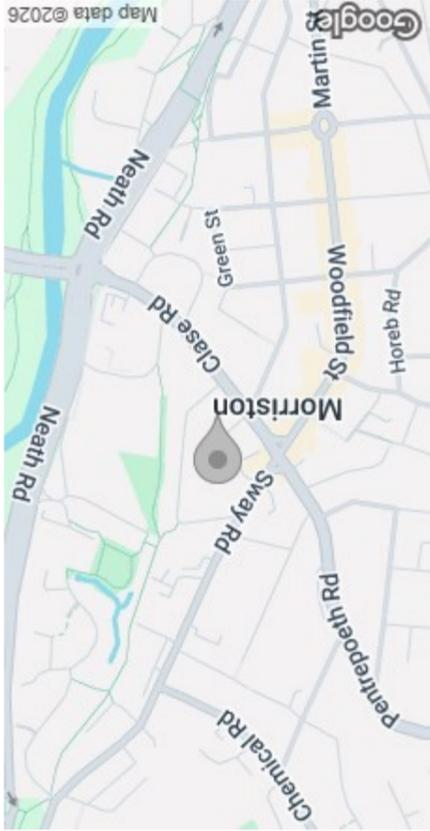


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

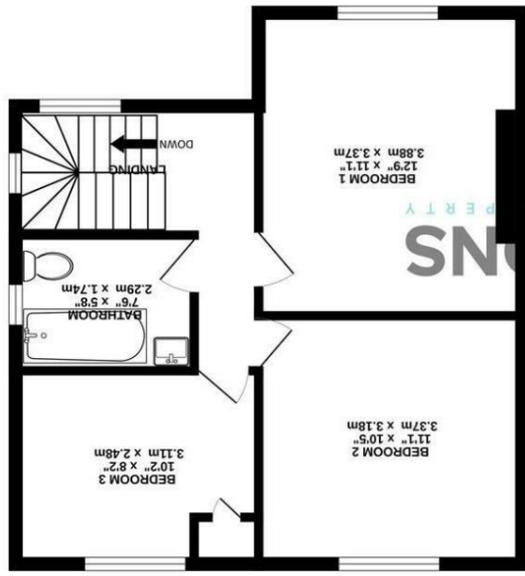
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2026



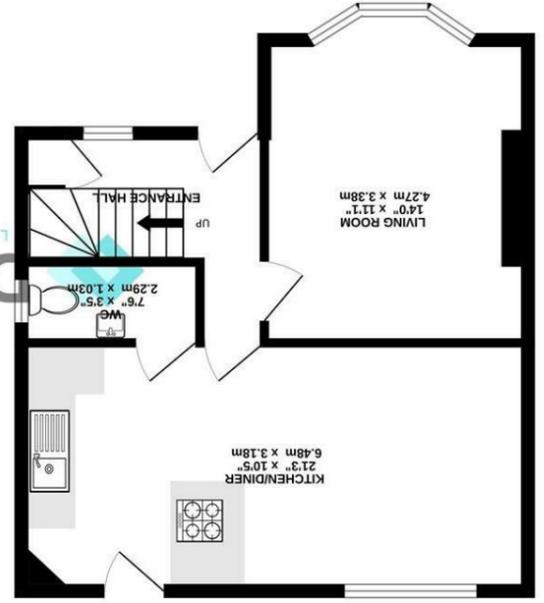
EPC



AREA MAP



1ST FLOOR
 449 sq.ft. (41.7 sq.m.) approx.



GROUND FLOOR
 453 sq.ft. (42.1 sq.m.) approx.

FLOOR PLAN



68 Vicarage Road
 Morriston, Swansea, SA6 6DJ
 Offers Over £230,000



GENERAL INFORMATION

Located on Vicarage Road in the charming area of Morriston, Swansea, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The house boasts a modern kitchen/diner, bathroom and cloakroom ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space to enjoy the fresh air and boasts breathtaking panoramic countryside views. This tranquil setting is perfect for gardening enthusiasts or for simply unwinding after a long day.

Location is key, and this property does not disappoint. It is conveniently situated close to local amenities, making everyday errands a breeze. Additionally, the proximity to the DVLA and Morriston Hospital makes it an excellent choice for professionals working in these sectors. For those who require easy access to the wider region, the great transport links to the M4 ensure that commuting is straightforward and efficient.

FULL DESCRIPTION

Entrance

Hallway

Cloakroom
7'6 x 3'5 (2.29m x 1.04m)

Living Room
14'0 x 11'1 (4.27m x 3.38m)

Kitchen/Diner
21'3 x 10'5 (6.48m x 3.18m)

First Floor



Landing

Bedroom One
12'9 x 11'1 (3.89m x 3.38m)

Bedroom Two
11'1 x 10'5 (3.38m x 3.18m)

Bedroom Three
10'2 x 8'2 (3.10m x 2.49m)

Bathroom
7'6 x 5'8 (2.29m x 1.73m)

External

Council Tax Band
C

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage.
Broadband - The current supplier is EE.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE.

