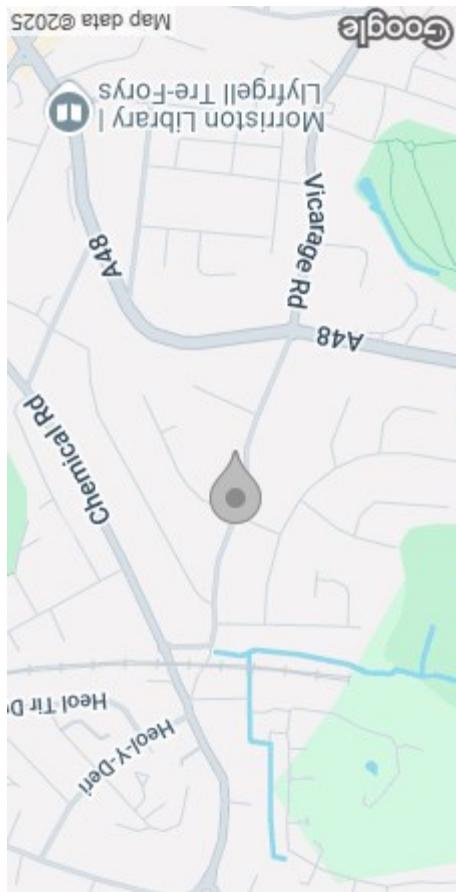


These particular statements, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Unending Purchasers should not rely on them as representations by themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation of warranty in respect of the property.

EPC



AREA MAP



Viacrage Road, Morriston, Swansea, SA6

FLOOR PLAN



188 Vicarage Road
Morriston, Swansea, SA6 6DU
£250,000



DAWSONS

GENERAL INFORMATION

Located on the charming Vicarage Road in Morriston, Swansea, this beautifully refurbished semi-detached house offers a delightful blend of modern living and traditional comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The natural light that floods these spaces enhances the warm and welcoming atmosphere throughout the home. The property also features a convenient cloakroom, adding to the practicality of the layout. One of the standout features of this residence is the stunning views that can be enjoyed from various vantage points within the home. Whether you are sipping your morning coffee or unwinding in the evening, these picturesque sights will surely enhance your living experience. The property is ideally located close to a range of amenities, ensuring that daily conveniences are just a stone's throw away. From shops to schools, everything you need is within easy reach, making this location both practical and desirable. For those with vehicles, the property boasts a drive and a garage, providing ample parking space and additional storage options. This feature is particularly valuable in a bustling area, offering peace of mind and convenience.



FULL DESCRIPTION

Entrance Hall

Lounge

11'10 max x 11'10 into bay
(3.61m max x 3.61m into bay)



Reception Room

12'2 x 11'10 (3.71m x 3.61m)

Kitchen

12'10 x 7'10 (3.91m x 2.39m)



First Floor

Landing



Bedroom One

14'1 into bay x 11'11 max
(4.29m into bay x 3.63m max)

Bedroom Two

12'2 x 12'4 (3.71m x 3.76m)

Bedroom Three

8'9 x 8' (2.67m x 2.44m)

Bathroom

External

Parking

14'7 x 7'11 (4.45m x 2.41m)
Driveway and garage (14'7 x 7'11)

Council Tax Band

D

EPC

D

Tenure

Freehold

Services

Mains electricity, gas, water and sewerage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

