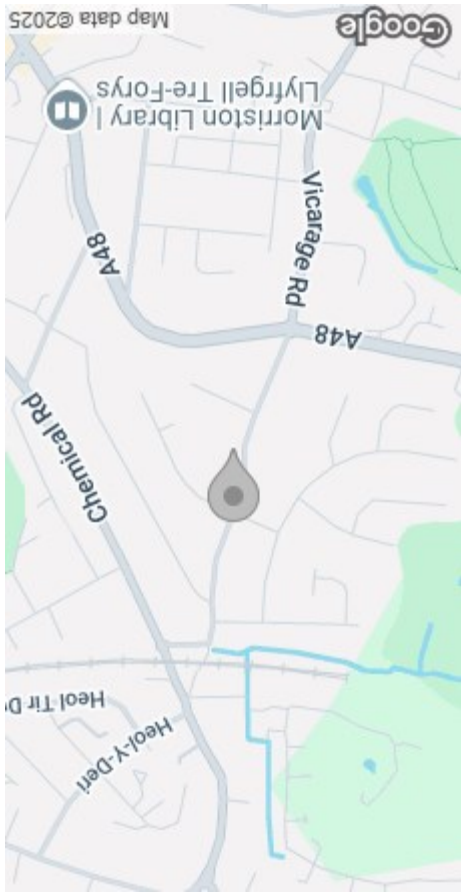




## FLOOR PLAN

EPC



## AREA MAP





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 Thee**  
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.

