



## Vicarage Road, £240,000

- Extended three double bedroom semi-detached family home
- Master suite with dressing room and en-suite shower room
- Two spacious reception rooms
- with feature log-burning stove to the Lounge
- Air conditioning to kitchen/diner and master bedroom
- Garage and Driveway
- EPC Rating: D
- Council Tax Band: C



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## About the property

Situated in the sought-after and convenient location of Vicarage Road, Morriston, this spacious and well-presented three double bedroom semi-detached family home offers generous accommodation throughout and must be viewed to be fully appreciated.

The accommodation comprises an entrance hall, two reception rooms with glazed doors opening between them, and a cosy lounge featuring a stunning log-burning stove. Glazed wooden doors lead through to a bright and modern kitchen/diner fitted with a contemporary range of units, integrated appliances, and ample space for family dining. A utility room, downstairs cloakroom, and internal access to the integrated garage with electric door further enhance the practicality of the home.

The property benefits from underfloor heating throughout the main reception rooms and kitchen, together with air conditioning in the kitchen/diner and master bedroom.

To the first floor are three well-proportioned double bedrooms. The impressive Master suite occupies one side of the property and features a dressing room and en-suite shower room. Bedroom three offers excellent potential to create a balcony area, providing elevated views to the rear and overlooking the generous rear garden. The stylish family bathroom is fitted with a four-piece suite including a freestanding bath and separate shower cubicle.

Conveniently located close to local schools, shops and amenities, with excellent M4 links and easy access to the DVLA and Morriston Hospital. excellent access to local amenities and the M4.





## Accommodation

### Entrance Hall

**Reception Room** - 10' 10" max x 10' 7" max ( 3.30m max x 3.23m max )

**Lounge** - 12' x 11' 10" ( 3.66m x 3.61m )

**Kitchen/Diner** - 15' x 14' 1" ( 4.57m x 4.29m )

**Utility Room** - 12' 4" x 7' 4" ( 3.76m x 2.24m )

**W.C.**

**Garage** - 20' 9" max x 12' max ( 6.32m max x 3.66m max )

### First Floor

**Bedroom One** - 13' 9" x 11' 11" ( 4.19m x 3.63m )

**Dressing Room** - 6' 11" x 6' 9" ( 2.11m x 2.06m )

**Ensuite** - 6' 9" x 4' 2" ( 2.06m x 1.27m )

**Bedroom Two** - 15' 3" x 10' 7" ( 4.65m x 3.23m )

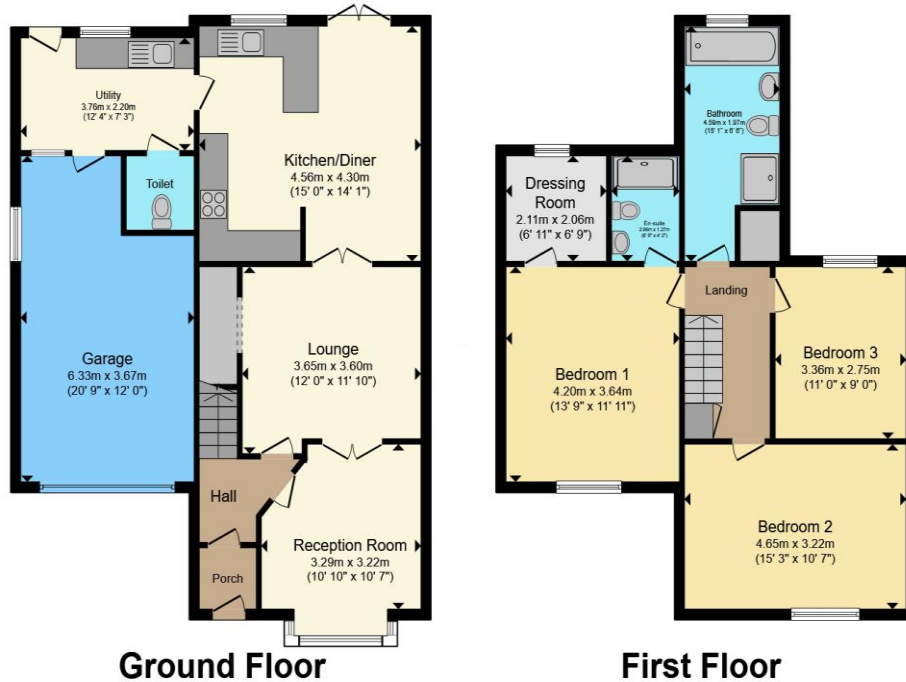
**Bedroom Three** - 11' x 9' ( 3.35m x 2.74m )

**Bathroom** - 15' 1" max x 6' 6" max ( 4.60m max x 1.98m max )

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## Floorplan



Total floor area 150.6 m<sup>2</sup> (1,621 sq.ft.) approx

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