

# Vicarage Road, offers over £240,000

- Beautifully Presented Throughout
- Popular Location
- Close to Morriston Hospital & DVLA
- Basement For Storage
- Viewing Highly Recommended
- EPC Rating: D





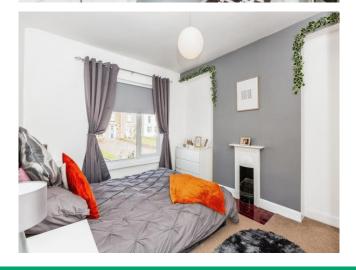




## **About the property**

Available for sale is this beautifully presented semi detached house on Vicarage Road. Ideal for families or first time buyers, the property is ready for move in. Spacious rear garden and generous sized bedrooms as well as a modern kitchen. Viewing Highly recommended!













## **Accommodation**

#### **Entrance Hall**

#### **Living Room**

12' 7" Min to bay x 10' 6" ( 3.84m Min to bay x 3.20m )  $\boldsymbol{Kitchen/Diner}$ 

20' 9" Max x 10' 4" Max (  $6.32 m\ \text{Max}\ \text{x}\ 3.15 m\ \text{Max}$  )

#### Cloakroom

#### Landing

#### **Bedroom One**

10' 6" Max x 12' 7" ( 3.20m Max x 3.84m )

**Bedroom Two** 

10' 6" x 10' 4" ( 3.20m x 3.15m )

**Bedroom Three** 

10' 8" Max x 8' 1" Max ( 3.25m Max x 2.46m Max )

Bathroom



## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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