



## The Former Vicarage Woodland Park, Ynystawe, Swansea, SA6 5AR

**£375,000**

\*\*\*Video tour available\*\*\*

This detached former Vicarage is now available for sale in the sought after Ynystawe area and comes with no ongoing chain, offering a convenient and hassle-free purchase opportunity. The property's location is highly favourable being in close proximity to local shops, amenities, Ynystawe primary school and boasting excellent transportation links to the M4, Morriston Hospital and Swansea City Centre. The accommodation is thoughtfully laid out with the ground floor comprising a welcoming hall, a convenient WC, a spacious living room, a separate dining room and a well-appointed kitchen. Moving to the first floor, there are four bedrooms, with the master bedroom benefiting from an en-suite shower room, along with a separate bathroom for the other occupants. Externally, the property presents an attractive frontage with a garage, driveway and a well-maintained lawn adorned with mature shrubs. To the rear there is an enclosed garden featuring a patio and a lawn area, providing a peaceful outdoor space for relaxation and recreation. This property offers a comfortable and spacious family home with a charming exterior and is ready for new owners to make it their own.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via front door, staircase leading to the first floor, fitted carpet, radiator.

#### WC



Fitted two piece suite comprising, wash hand basin and WC. Frosted double glazed window to front, laminate flooring, radiator.

#### Living Room 23'2" x 11'10" (7.07m x 3.60m)



Double glazed window to front, double glazed French doors leading to rear garden, fitted carpet, two radiators.

#### Dining Room 13'1" x 12'10" (3.98m x 3.90m)



Double glazed window to rear, fitted carpet, radiator.

#### Kitchen 13'1" x 13'10" (4.00m x 4.21m)



Fitted with a matching range of eye level and base units with worktop over, 1+1/2 bowl stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, built in double oven, four burner gas hob with extractor over. Double glazed window to side and rear, vinyl flooring, radiator.

#### First floor

## Landing



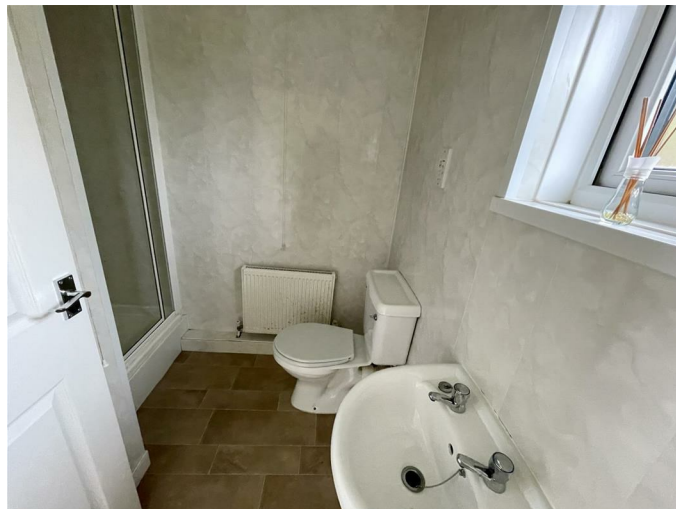
Double glazed window to front, storage cupboard, fitted carpet.

## Master Bedroom 16'5" x 11'10" (5.01m x 3.60m)



Double glazed windows to front and rear, fitted carpet, radiator.

## En-suite Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin and WC. Frosted double glazed window to rear, vinyl flooring.

## Bedroom 2 11'5" x 15'11" (3.48m x 4.86m)



Double glazed window to front, fitted carpet, radiator.

### Bedroom 3 13'1" x 8'0" (3.98m x 2.44m)



Double glazed window to rear, fitted carpet, radiator.

### Bedroom 4 10'0" x 8'0" (3.05m x 2.45m)



Double glazed window to rear, fitted carpet, radiator.

### Bathroom



Fitted four piece suite comprising bath with shower attachment, shower cubicle, wash hand basin and WC. Double glazed window to rear, vinyl flooring, radiator.

### External

To the front of the property there is driveway and lawn area with mature shrubs.

### Rear Garden



To the rear of the property you will find an enclosed garden with patio and lawn area.

### Garage

Up and over door, radiator.

### Tenure

Freehold

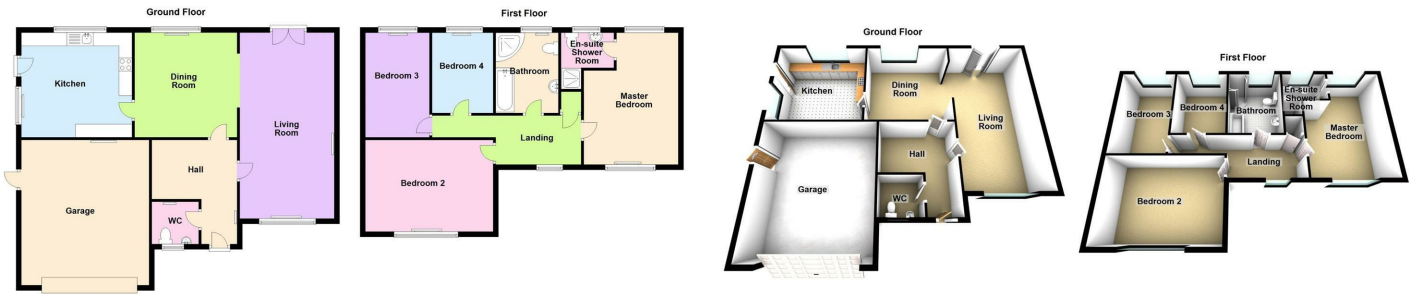
Council Tax Band: F Annual Price: £2,575 (min)

### Agents Note

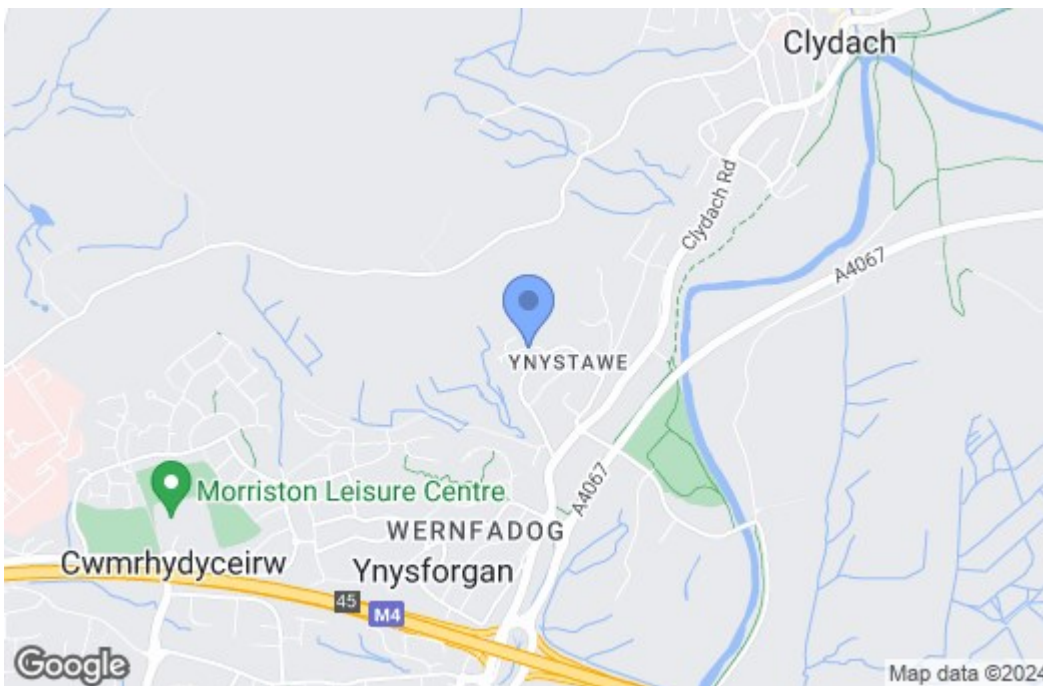
In accordance with our client's charitable status, (Registered Charity Number 1142813) the property may remain on the open market until exchange of

contracts; our clients reserve the right to consider any other offer which is forthcoming. This property will be sold subject to our client's standard covenants, further details of which are available upon request

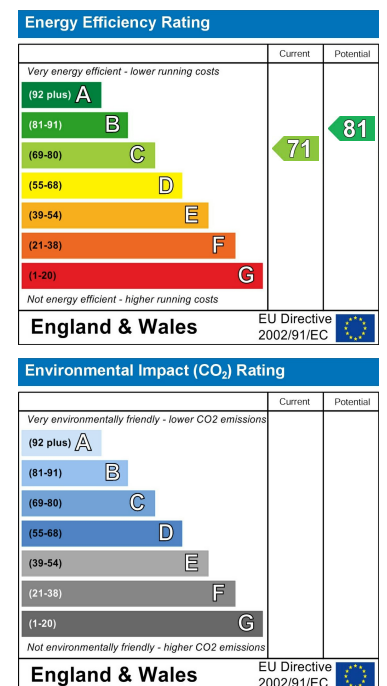
## Floor Plan



## Area Map



## Energy Efficiency Graph



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