



226 Oystermouth Road, Swansea, SA1 3UH

£600,000

This beautiful former vicarage, dating back to 1876, presents a unique opportunity for ownership. Tastefully renovated while retaining many original features such as doors, shutters, high ceilings, coving, and flooring, it offers a blend of historical charm and modern comfort. Situated within walking distance to Swansea beach and the town centre, the detached property boasts six bedrooms, providing ample space for family living. Upon entering, you're greeted by an entrance vestibule leading to an inviting entrance hall. The ground floor comprises of two reception rooms, a kitchen/breakfast room with a utility area, wetroom, boiler/cloakroom along with a boot room providing access to the cellar. The first floor, three double bedrooms await, including an en-suite off the master bedroom, and a family bathroom boasting both a bath and a walk-in shower. The second floor hosts bedrooms four, five and six, offering scope and potential to add a bathroom. Externally, the property is surrounded by a walled garden, well-maintained grounds, including a spacious lawn garden extending along the side and rear. A gated entrance leads to a pathway guiding you to the main door, providing a welcoming entry point. A rear driveway with a garage door offers convenient access and ample parking space for vehicles, enhancing practicality. From the rear garden the house is accessible via a feature back door plus 2 further back doors taking you to different points of the ground floor. The outdoor space further enhances the property's appeal, featuring a seating area and pergola ideal for outdoor gatherings and relaxation, allowing residents to fully appreciate the picturesque surroundings located in this vibrant and historic city with a rich cultural heritage and stunning natural surroundings. In summary, this property offers a perfect blend of historical charm.

The Accommodation Comprises

Ground Floor

Entrance Vestibule

The entrance vestibule accessed through the original door positioned to the side, features tiled flooring and serves as the initial transition space upon entering the premises. A door within the vestibule leads into the hallway, connecting this space to the rest of the interior.

Entrance Hall



The entrance hallway features original minton tiled flooring and radiator. Original cornice to the ceiling adds a touch of sophistication to the space. A staircase leads to the first floor, serving as a focal point and offering access to upper levels of the property.

Lounge 17'5" x 14'2" (5.30m x 4.32m)



The lounge boasts spaciousness with its high ceilings with original cornice to the ceiling creating an open and airy atmosphere. A double glazed window at the front allows natural light to flood the room. A fireplace set within a surround with a log burner serves as a focal point adding warmth and a touch of elegance to the room, two radiators. The lounge is an inviting haven for relaxation and gatherings.

Another Aspect Of The Lounge



Dining Room 12'1" x 13'11" (3.69m x 4.23m)



The dining room boasts high ceilings with original cornice to the ceiling, enhanced by a decorative ceiling rose adding a touch of elegance and heritage. A double glazed window positioned at the front allows natural light to stream in. A fireplace serves as a focal point, radiator.

Another Aspect Of The Dining Room

Boot Room

The boot room is a practical space designed for convenience and organization. It features a double glazed window and door to the side, allowing easy access to the outdoors. Karndean flooring, a hanging rail for coats provides a designated spot to store outerwear, keeping the area tidy and functional. Door leading to the cellar, which provided ample storage space.

Cellar

Inner Hallway



Door leading into the kitchen and wet room, Karndean flooring, radiator.

Kitchen/Breakfast Room 24'2" x 14'2" (7.37m x 4.32m)



The spacious kitchen/breakfast room offers both functionality and style. It is fitted with a range of solid oak wall and base units, complete with matching wine racks and ample worktop space. The kitchen features a 1+1/2 bowl sink unit with a waste disposal system, integrated dishwasher and a centre island/breakfast bar housing a five-ring induction hob with a downdraft extractor and pop-up socket. Additional appliances include built-in microwave and coffee machines, as well as two electric ovens and a wine cooler. There is also space for a double fridge/freezer. Ceiling spotlights, Karndean flooring and two radiators. Double glazed windows, with the side window having

original shutters. The kitchen/breakfast room seamlessly flows into the rear porch and utility area, creating a cohesive and functional layout for everyday living and entertaining.

Another Aspect Of The Kitchen/Breakfast Room .



Another Aspect Of The Kitchen/Breakfast Room



Another Aspect Of The Kitchen/Breakfast Room

Utility Area 12'5" max x 10'1" max (3.81m max x 3.09m max)

The utility area, situated off the kitchen is a practical L-shaped space design. It is equipped with a range of units a stainless steel sink unit is included, along with plumbing provisions for both a washing machine and a tumble dryer, ensuring convenient laundry tasks. Heated towel rail is installed, Karndean flooring, double glazed window positioned at the front and a double glazed door leading to the side provides easy access to the rear garden.

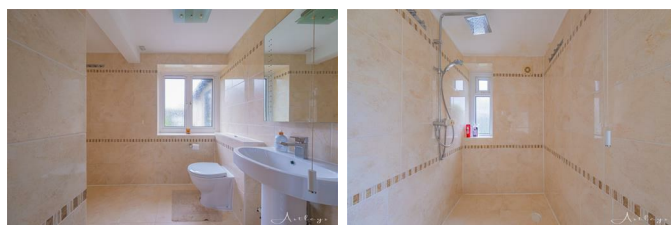
Rear Porch

Double glazed door to side leading to the garden, access to loft.

Boiler Room/Cloakroom 8'3" x 4'8" (2.52m x 1.43m)

The ground floor cloakroom/boiler room is a compact yet essential space offering convenience and functionality. It features a two-piece suite consisting of a wash hand basin and WC. Tiled walls and flooring. In addition to the sanitary fixtures, the room houses a wall-mounted Worcester boiler and cylinder. Two frosted double glazed windows. Overall, the ground floor cloakroom/boiler room provides a well-equipped and thoughtfully designed space, fulfilling essential needs while maximizing functionality within the home.

Wet Room 8'11" x 4'4" (2.74m x 1.33m)



The ground floor wet room is a modern and functional space designed for convenience and accessibility. It features a tiled shower area, equipped with essential fixtures including a wash hand basin and WC. Fully tiled walls offer both durability and a sleek contemporary appearance and the tiled flooring further enhances the room's practicality and aesthetic appeal. Heated towel rail is installed, providing warmth and convenience for drying towels and maintaining a comfortable temperature within the room. Two frosted double glazed windows.

First Floor

Landing

The first floor landing serves as a transitional space connecting different areas of the upper level. It features a double glazed window positioned to the side, allowing natural light to brighten the area and providing views of the surroundings. A staircase leads to the second floor, offering access to additional levels of the property. The landing serves as a central hub, facilitating movement between different rooms and levels of the home.

Master Bedroom 14'10" x 14'2" (4.53m x 4.32m)



The master bedroom exudes elegance and comfort and boasts high ceilings adorned with original cornice, adding a sense of grandeur and heritage to the space. Double glazed window to side, radiator and a door leading to the en-suite, providing privacy and convenience for the occupants, offering a serene retreat within the home.

Another Aspect Of The Mater Bedroom



En-suite Bathroom



The en-suite off the master bedroom is a well-appointed space. It features a five-piece suite, including a roll-top bath, tiled shower cubicle, wash hand basin, bidet and WC. Tiled walls, heated towel rail and tiled flooring with underfloor heating. Natural light filters into the room through a double glazed window positioned at the rear, creating a bright and inviting atmosphere. Overall, the en-suite exudes luxury and functionality, providing a serene and private space for relaxation and personal care.

Bedroom 2 22'5" x 14'1" (6.82m x 4.28m)



High ceilings adorned with original cornice add a sense of elegance to the room enhancing its overall appeal and character. A double glazed window at the front allows natural light to fill the room providing sea views. The fireplace adds a touch of character and the

room is equipped with built-in wardrobes, offering ample storage space for clothing and belongings. Two radiators

Another Aspect Of Bedroom 2



Bedroom 3 12'1" x 14'5" (3.69m x 4.39m)



A double glazed window positioned at the front enjoys the sea views. The fireplace creates a focal point for the room and the high ceilings area adorned with original coving add a touch of elegance and charm, contributing to the room's overall appeal and character.

Family Bathroom 10'4" x 8'9" (3.15m x 2.69m)



The family bathroom is a spacious and well-appointed area designed to accommodate the needs of the household. It features a six-piece suite, including a

bath, tiled walk-in shower, double wash hand basin, bidet and WC. A linen cupboard offers convenient storage space for towels and toiletries, helping to maintain a tidy and organized environment. Tiled walls and flooring, two frosted double glazed windows positioned to the side.

Second Floor

Landing



Double glazed window to side.

Bedroom 4 21'10" x 14'2" (6.65m x 4.32m)



Double glazed window overlooking the front with sea views, radiator.

Bedroom 5 15'3" x 14'2" (4.66m x 4.32m)



Two double glazed windows positioned on the side of the property, radiator.

Bedroom 6 13'0" x 14'5" (3.96m x 4.39m)



Double glazed window on the side, radiator.

External



At the front of the property, a gated entrance welcomes residents and guests with a pathway leading to the main door positioned to the side of the

property, providing a welcoming entry point. The property boasts a picturesque external setting, surrounded by well-maintained grounds that enhance its charm and functionality.

A spacious lawned garden extends along the side and rear of the property, providing an inviting outdoor space for relaxation and recreation. The driveway, complete with a garage door, offers convenient access to the property's grounds and provides ample parking space for vehicles, ensuring ease of access for residents and visitors. Lovely flower and shrub borders adorn the grounds, adding colour to the landscape. A seating area and pergola provide delightful spots for outdoor gatherings, relaxation, and enjoying the surrounding scenery, adding to the property's appeal as an ideal place for outdoor living. For added functionality and organization, a bike shed is available, offering secure storage for bicycles and outdoor equipment, further enhancing the property's utility and convenience.

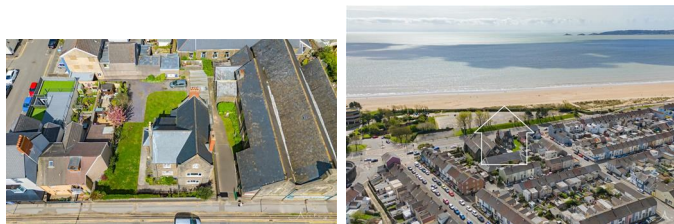
Grounds



Rear Garden



Aerial Images



Aerial Images



Agents Note

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Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.
Mains water/Water Meter.

Mobile Coverage - EE Vodafone Three O2

Broadband -Basic -16 Mbps Superfast 80 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

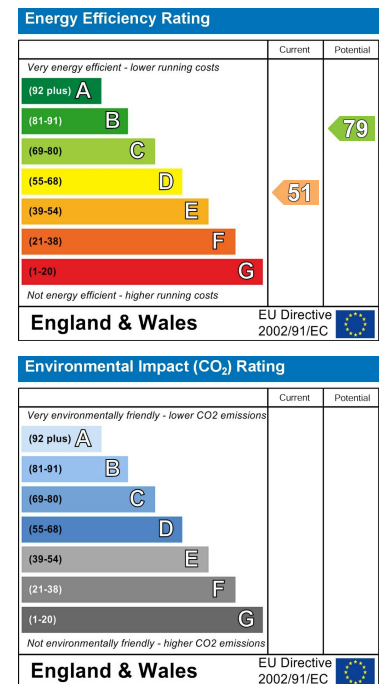
Floor Plan



Area Map



Energy Efficiency Graph



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