



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

**£350,000**

In Ynystawe, Swansea, this splendid detached house presents an exceptional opportunity for those in search of a spacious family home. Spanning an impressive 1,560 square feet, the property features a thoughtfully designed layout that is both practical and inviting. Upon entering, you are welcomed by a hall that leads to a convenient WC. The ground floor boasts two generous reception rooms, with the living room seamlessly flowing into the dining area, creating an ideal space for family gatherings and entertaining. A door from the dining area leads to the kitchen, enhancing the connectivity of the living spaces. As you ascend to the first floor, you will discover four bedrooms. The master bedroom is complete with its own en-suite shower room, providing a private sanctuary. The additional bedrooms share a separate bathroom, ensuring ample facilities for family members and guests alike.

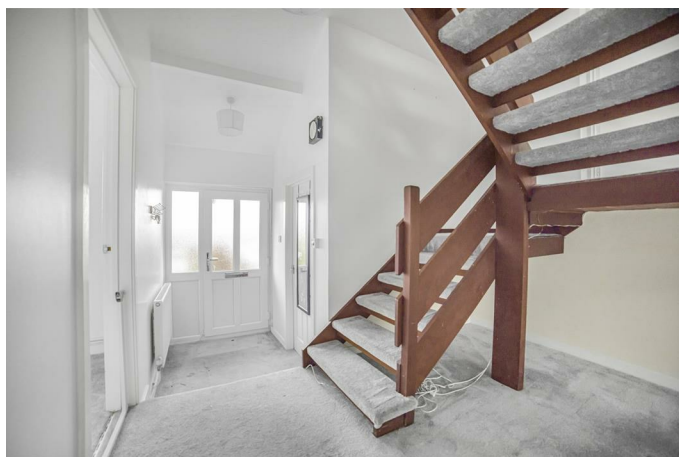
Externally, the property showcases an attractive frontage, complete with a garage and a driveway that accommodates parking for up to four vehicles. The well maintained lawn, adorned with mature shrubs, adds to the overall charm of the home. To the rear, an enclosed garden awaits, featuring a patio and a lawn area. Conveniently located near local shops, amenities, and Ynystawe Primary School, this delightful residence also benefits from excellent transport links to the M4, Morriston Hospital, and Swansea City Centre. With no ongoing chain, this property is ready for new owners to move in and make it their own. Do not miss the chance to secure this wonderful family home in a sought after location.



## 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

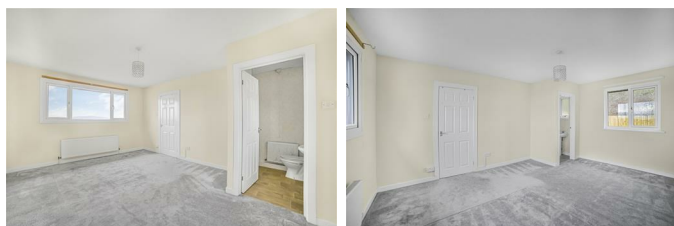
sink, plumbing for washing machine and dishwasher, space for fridge/freezer, built in double oven, four burner gas hob with extractor over. Double glazed window to side and rear, vinyl flooring, radiator.

#### **First floor**

##### **Landing**

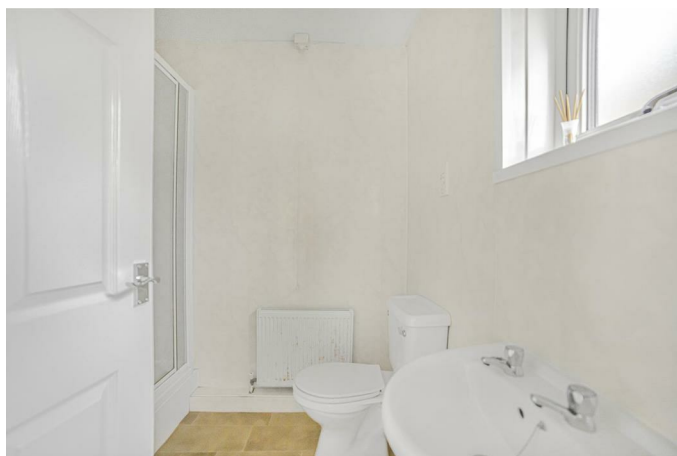
Double glazed window to front, storage cupboard, fitted carpet.

##### **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)**



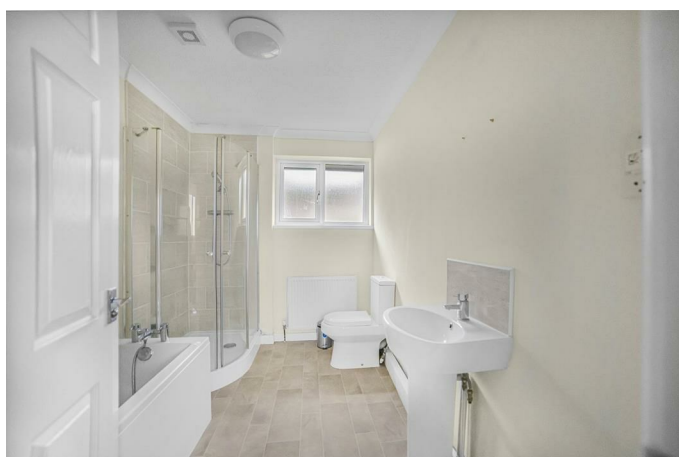
Double glazed window to rear, fitted carpet, radiator.

#### 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.

#### Aerial Images



#### Agents Note

Tenure -Freehold

Council Tax Band - F

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

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 4 Mbps Superfast 35 Mbps

Satellite / Fibre TV Availability -BT Sky

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

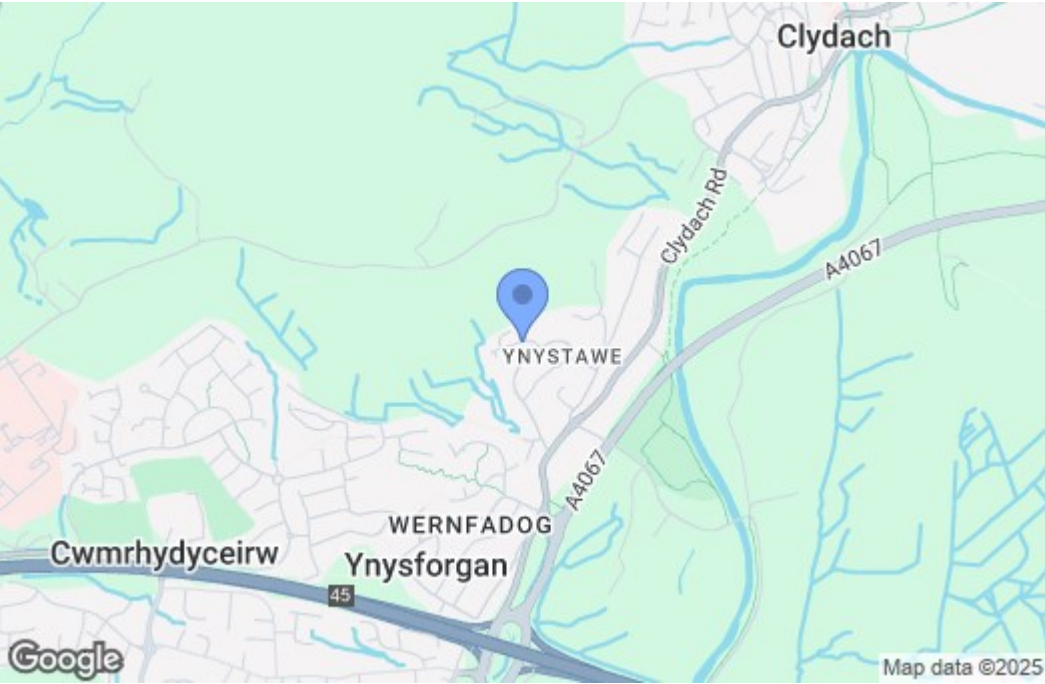
sold subject to our client's standard covenants, further details of which are available upon request



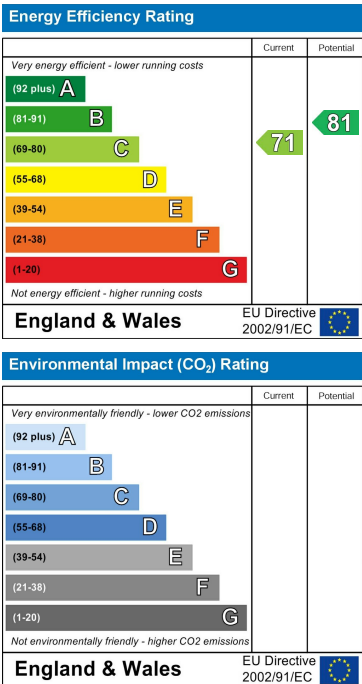
Floor Plan



Area Map



Energy Efficiency Graph



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