



Victoria Road, offers over £240,000

- Semi Detached Home
- Four Bedrooms
- Great School Catchment
- Good Sized Garden
- Planning Agreed For Extension (Ref: 2024/2042/FUL)
- Two Reception Rooms
- Freehold
- EPC Rating: D



 4  2  2



About the property

Positioned along the highly regarded Victoria Road, this elegant four-bedroom semi-detached residence offers generous and versatile accommodation, perfectly suited to refined family living. Immaculately presented throughout, the home blends timeless character with modern convenience.

The ground floor comprises a well-appointed kitchen, a dedicated dining room ideal for hosting and entertaining, and a light-filled lounge that provides a warm and inviting space for everyday living.

Additionally, we have an annex off the kitchen offering a fourth bedroom

To the first floor are three spacious and well-proportioned bedrooms, offering excellent flexibility for family life, home working, or guest accommodation.

Externally, the property boasts off-road parking and a private, well-sized rear garden, creating an ideal setting for outdoor relaxation, dining and entertaining.

Located close to well-regarded local schools, shops and transport links, this exceptional home enjoys a prime position within one of Waunarlwydd's most desirable residential locations.

Planning permission has been granted for a double-storey side extension, offering significant potential for further enhancement to include a fifth bedroom (ref: 2024/2042/FUL).

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Ground Floor

Entrance Hall & Porch

Lounge/ Dining Area

21' 9" x 12' 9" (6.63m x 3.89m)

Kitchen/ Dining Area

27' 1" x 10' 5" (8.26m x 3.17m)

Annex

Shower Room

5' 6" x 5' 5" (1.68m x 1.65m)

Bedroom Four

14' 1" x 13' 3" (4.29m x 4.04m)

Garage

Outbuilding

First Floor

Landing

Bedroom One

10' 9" x 10' 7" (3.28m x 3.23m)

Bedroom Two

10' 7" x 8' 4" (3.23m x 2.54m)

Bedroom Three

7' 4" x 7' 1" (2.24m x 2.16m)

Bathroom

9' 3" x 8' 9" (2.82m x 2.67m)

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Floorplan



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