



St Thomas Vicarage Lewis Street, St. Thomas, Swansea, SA1 8BP

£320,000

An impressive detached house, formerly known as the St Thomas Vicarage, presents a remarkable opportunity for those seeking a spacious family home. Spanning an expansive 2,852 square feet, the property boasts an abundance of space. Upon entering, you will find three generously sized reception rooms. The well appointed kitchen/breakfast room, which features a convenient door leading to the utility room, offers a practical space for culinary pursuits. Additionally, a ground floor WC enhances the functionality of the layout. The first floor is home to six bedrooms, four of which are doubles, providing ample accommodation for a growing family or guests. A family bathroom completes this level, ensuring comfort and convenience for all. The property also includes a basement, ideal for storage.

While the house is in need of modernisation, it holds tremendous potential to be transformed into an extraordinary family residence tailored to your tastes.

With no onward chain, this property is ready for you to make it your own.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front, coving to ceiling, tiled flooring.

Hall



Staircase leading to first floor, double glazed window to side, cupboard, radiator.

Sitting Room 15'8" x 13'9" (4.77m x 4.20m)

Double glazed window to side and front, fireplace, coving to ceiling, fitted carpet, radiator.

Lounge 15'3" x 16'6" (4.66m x 5.04m)



Three double glazed windows to side, fireplace, coving to ceiling, fitted carpet, two radiators.

Inner Hallway



Frosted double glazed window to rear, fitted Welsh dresser unit, fitted carpet.

Kitchen/Breakfast Room 11'10" x 18'3" (3.61m x 5.57m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and dishwasher, built-in electric oven and four ring electric hob. Double glazed window to rear, radiator.

Utility Room 11'10" x 11'8" (3.61m x 3.56m)

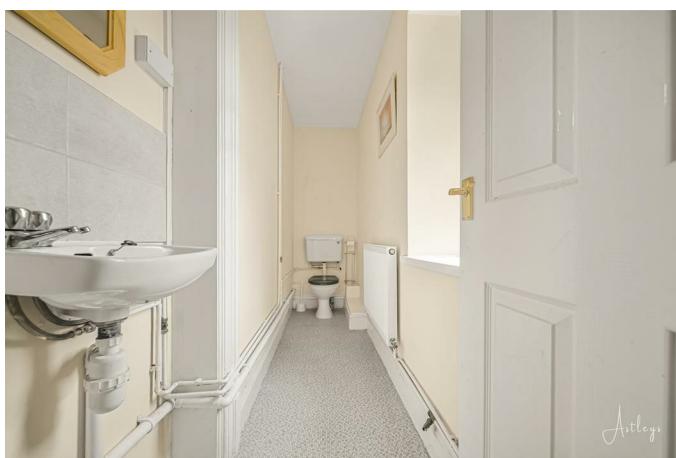


Staircase leading to basement area, staircase leading to first floor, double glazed window to front, wall mounted boiler, storage cupboard, radiator.

Dining Room 11'10" x 13'7" (3.61m x 4.13m)

Double glazed window to front, fireplace, coving to ceiling, fitted carpet, radiator.

WC



Fitted two piece suite comprising a wash hand basin and WC. Frosted double glazed window to side, tiled splashbacks, radiator.

First Floor

Landing



Master Bedroom 15'3" x 15'6" (4.66m x 4.72m)



Two double glazed windows to side and a double glazed window to front, fireplace, fitted carpet, two radiators.

Bedroom 2 15'7" x 13'9" (4.76m x 4.19m)



Double glazed window to side and front, fireplace, fitted carpet, radiator.

Bedroom 3 11'10" x 17'4" (3.61m x 5.28m)



Double glazed window to rear, fireplace, two storage cupboards, fitted carpet, radiator.

Bedroom 4 10'2" x 13'5" (3.09m x 4.09m)



Double glazed window to front, fireplace, fitted carpet, radiator.

Bedroom 5 11'10" x 7'9" (3.61m x 2.36m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 6 10'2" x 5'9" (3.09m x 1.75m)

Double glazed window to front, fitted carpet, radiator.

Bathroom

Fitted four piece suite comprising a bath, wash hand basin, shower cubicle and WC. Frosted double glazed window to rear, access to loft, half tiled walls, tiled splashbacks, vinyl flooring, radiator.

WC



Fitted one piece suite comprising of a WC. Frosted double glazed window to side, radiator.

Hall

Double glazed window to front.

Rear Garden

To the rear of the property, a large metal gated driveway provides access to a courtyard, from which two stone steps lead up to a generously sized, neatly lawned garden.

External

Aerial Images

Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 15 Mbps, Superfast 71 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

In accordance with our clients charitable status (Registered Charity Number: 1142813) the property may remain on the open market until exchange of contracts; our clients reserves the right to consider any other offer which is forthcoming. This property will be sold subject to our clients standard covenants further details of which are available upon request.

Covenants

1. Not to use the Property for any purpose other than for one single private dwelling or carry on any trade or business at the Property (provided that the use of part of the Property as a home office or the letting of the Property shall not constitute a breach of this clause)

2. Must not be used for Religious use

3. Must not be used for Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present;

4. The property shall cease to be called "The Vicarage", and shall not be called by any name expressing or implying it to be or to have been the residence of a Minister of Religion and in particular it shall not be

called "The Old Vicarage" or "The Old Rectory".

5. To erect and thereafter forever maintain a good and sufficient stockproof boundary around all sides of the land conveyed..

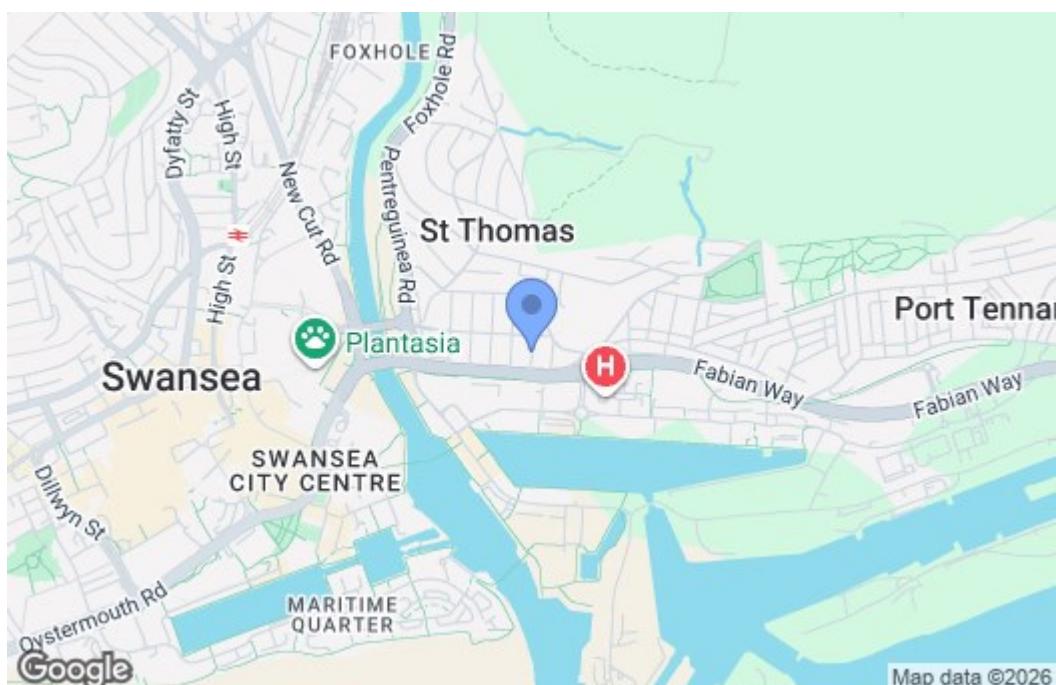
6. The purchaser must not make or suffer or allow to be made any complaint or bring action about the noise or disturbance caused by the ringing of any bell or bells in the neighbouring church vested in the Transferor.

7. If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.

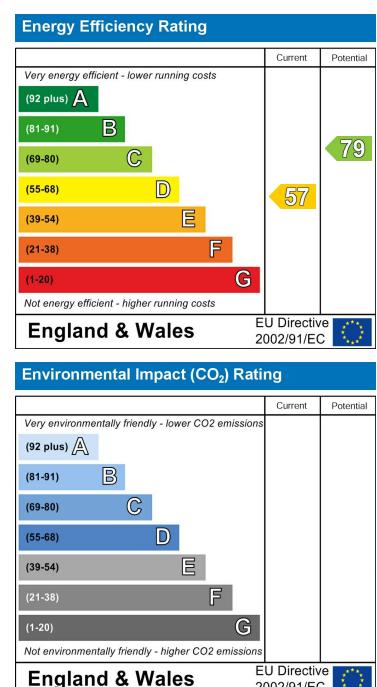
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.