



## 66 Vicarage Road, Morrison, Swansea, SA6 6DJ

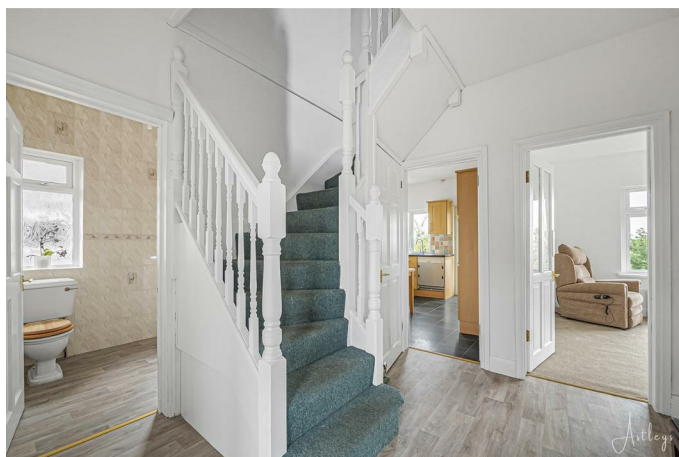
**£260,000**

A charming detached bungalow nestled in the heart of Morrison, Swansea, offering spacious and versatile accommodation that is perfectly suited to those looking to downsize for retirement, as well as families seeking a comfortable and well-connected home. Upon entering, you are welcomed by a spacious entrance hall leading to a bright and generously proportioned lounge overlooking the rear garden, creating a relaxing space to unwind. The property also benefits from a fitted kitchen/dining room, two well sized ground floor bedrooms and a family bathroom. A converted attic room on the first floor provides valuable additional accommodation, ideal as a third bedroom, guest room, hobby room or home office. Externally, the property continues to impress. A block paved driveway provides off road parking, while the front garden is attractively laid to lawn with mature shrub borders. Gated side access leads to the generous rear garden, which is mainly laid to lawn and offers excellent outdoor space for families, keen gardeners or those who simply enjoy spending time outdoors. A paved patio area provides the perfect setting for al fresco dining and entertaining. The property also benefits from access to a basement, offering useful storage space and potential for further development, subject to any necessary consents. Conveniently located within easy reach of local amenities, schools and shops, the property also enjoys excellent transport links with the M4 Motorway nearby, making commuting straightforward. The property is also ideally positioned for access to the renowned Morrison Hospital, making it an excellent choice for healthcare professionals.

## The Accommodation Comprises

### Ground Floor

#### Hall 6'7" x 9'5" (2.00m x 2.87m)



Entered via front door, storage cupboard, staircase to first floor, radiator.

#### Lounge 11'6" x 15'7" (3.51m x 4.76m)



Double glazed window to rear with views over the garden, two radiators.

#### Kitchen/Dining Room 12'0" x 11'10" (3.66m x 3.60m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, built-in fridge and freezer, dishwasher, built-in eye level electric oven and four ring gas hob with pull out extractor hood over, double glazed windows to side and rear, radiator, double glazed door to rear.

#### Rear Porch 4'8" x 5'9" (1.43m x 1.76m)

Windows to side and rear, double glazed door to side with steps leading to the rear garden.

#### Bedroom 1 13'7" x 11'10" (4.15m x 3.61m)



Double glazed window to front, professionally custom-made, floor-to-ceiling fitted double wardrobes incorporating shelved unit with drawers, radiator.

### Bedroom 2 9'10" x 10'9" (2.99m x 3.27m)



Double glazed window to front, radiator.

### Bathroom 7'11" x 5'10" (2.42m x 1.77m)



Three piece suite with comprising a walk-in bath, wash hand basin and WC. Tiled walls, radiator, two frosted double glazed windows to side.

### First Floor

#### Landing

Door to the bedroom.

### Loft Conversion - Bedroom 3



Three skylights, radiator.  
Completion Certificate issued in August 2001

### Lower Ground Floor

### Basement Room 1 13'2" x 11'9" (4.03m x 3.60m)

Double glazed door from the garden, wall mounted boiler, plumbing for washing machine.

### Basement Room 2 15'7" x 13'2" (4.76 x 4.03m)

Double radiator.

### External



To the front of the property is a block-paved driveway providing off road parking, alongside a well maintained lawned garden with mature shrub borders and gated side access leading to the rear garden.

The rear garden is generously sized and mainly laid to lawn, complemented by mature shrubs and a paved patio area, ideal for outdoor seating and entertaining. A door provides access to the basement.

### Rear Garden



### Agents Note

Tenure - Freehold

Council Tax Band - C

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

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 17 Mbps Superfast 8/0 Mbps

Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

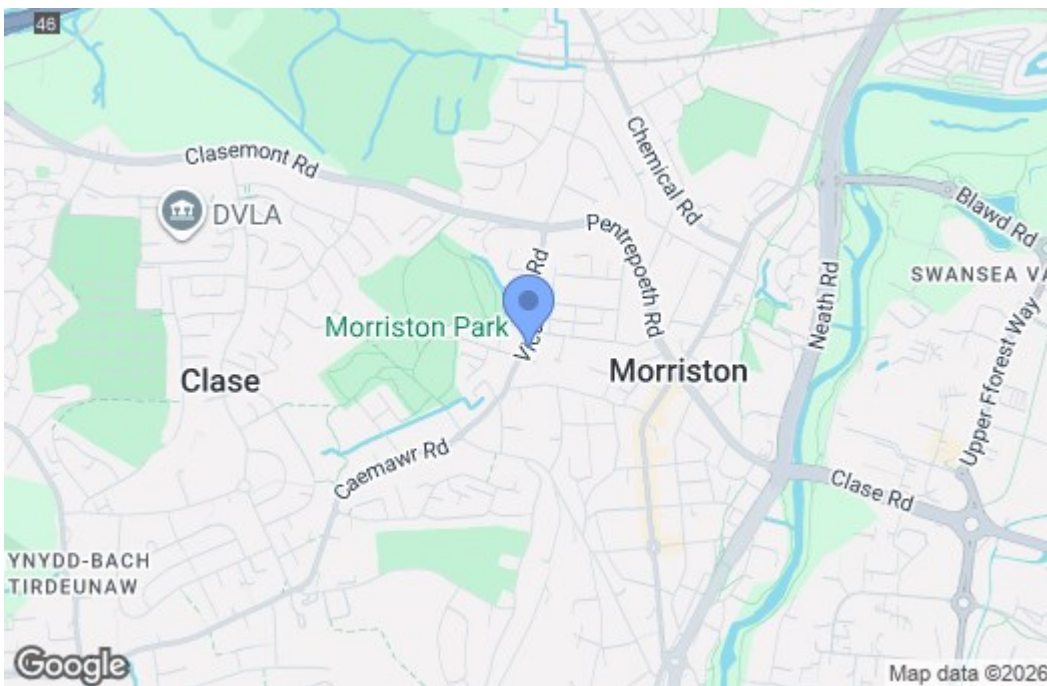
### Aerial Images



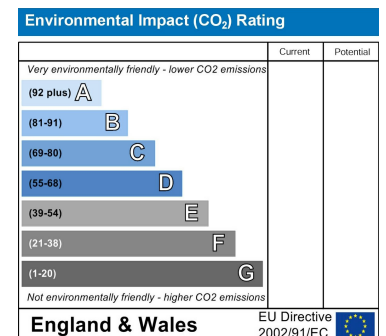
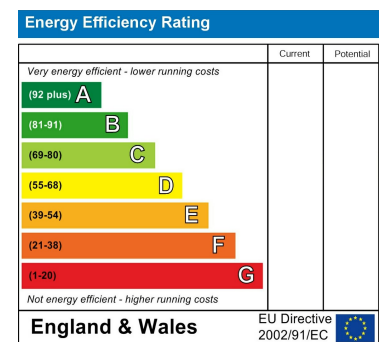
## Floor Plan



## Area Map



## Energy Efficiency Graph



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