

66 Vicarage Road, Morriston

£260,000

ASTLEYS
SALES AND LETTINGS



66 Vicarage Road

Morriston, Swansea

A charming detached bungalow nestled in the heart of Morriston, 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 Morriston Hospital, making it an excellent choice for healthcare professionals.







The Accommodation Comprises

Ground Floor

Hall
Dimensions: 2.00m x 2.87m (6'7" x 9'5"). Entered via front door, storage cupboard, staircase to first floor, radiator.

Lounge
Dimensions: 3.51m x 4.76m (11'6" x 15'7"). Double glazed window to rear with views over the garden, two radiators.

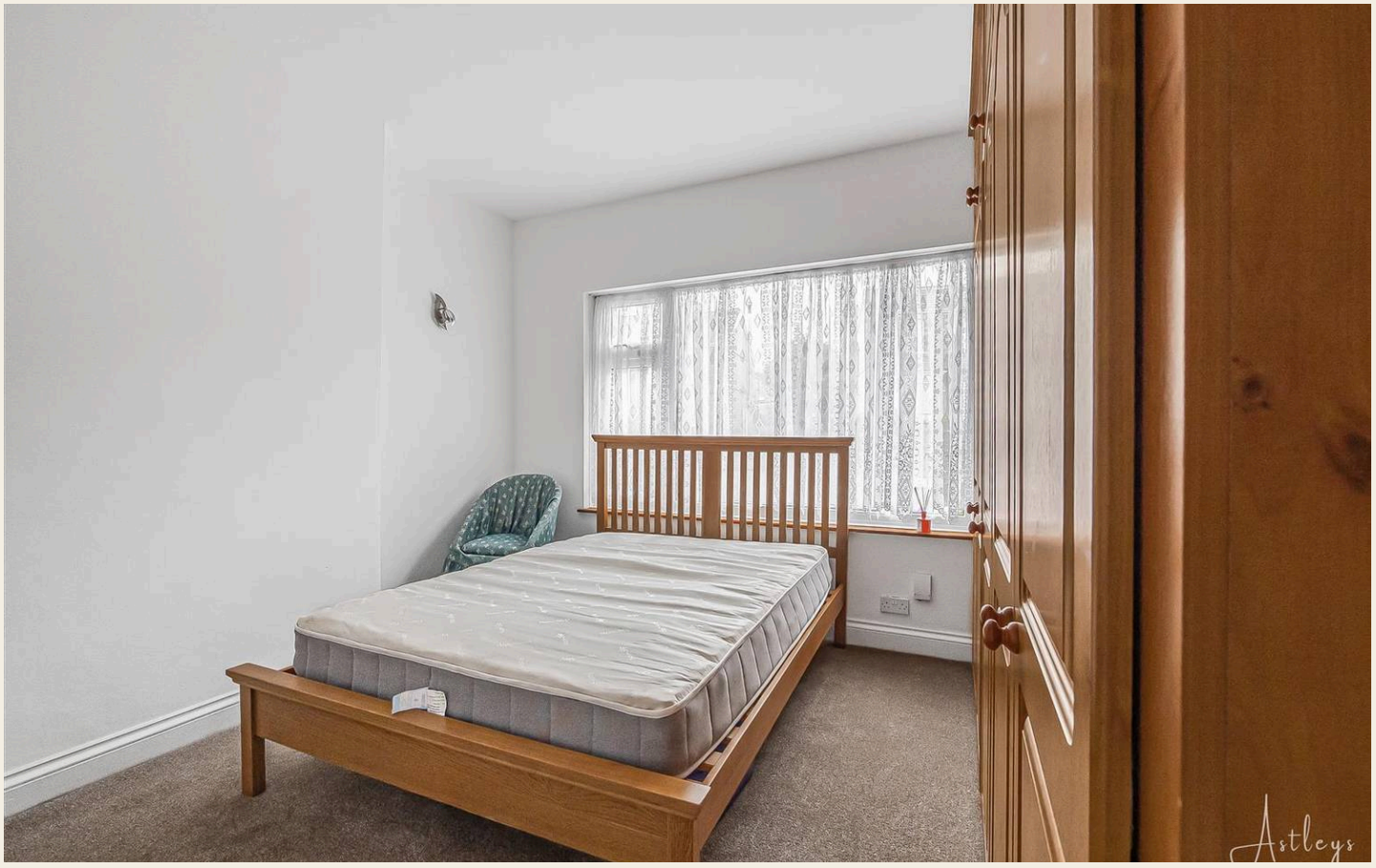
Kitchen/Dining Room
Dimensions: 3.66m x 3.60m (12'0" x 11'10"). Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, built-in fridge and freezer, dishwasher, built-in eye level electric oven and four ring gas hob with pull out extractor hood over, double glazed windows to side and rear, radiator, double glazed door to rear.

Rear Porch
Dimensions: 1.43m x 1.76m (4'8" x 5'9"). Windows to side and rear, double glazed door to side with steps leading to the rear garden.

Bedroom 1
Dimensions: 4.15m x 3.61m (13'7" x 11'10"). Double glazed window to front, professionally custom-made, floor-to-ceiling fitted double wardrobes incorporating shelved unit with drawers, radiator.

Bedroom 2
Dimensions: 2.99m x 3.27m (9'10" x 10'9"). Double glazed window to front, radiator.

Bathroom
Dimensions: 2.42m x 1.77m (7'11" x 5'10"). 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
Dimensions: 4.03m x 3.60m (13'2" x 11'9"). Double glazed door from the garden, wall mounted boiler, plumbing for washing machine.

Basement Room 2
Dimensions: 4.76 x 4.03m (15'7" x 13'2"). Double radiator.







Front Garden

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.

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.

Council Tax band: C

Tenure: Freehold

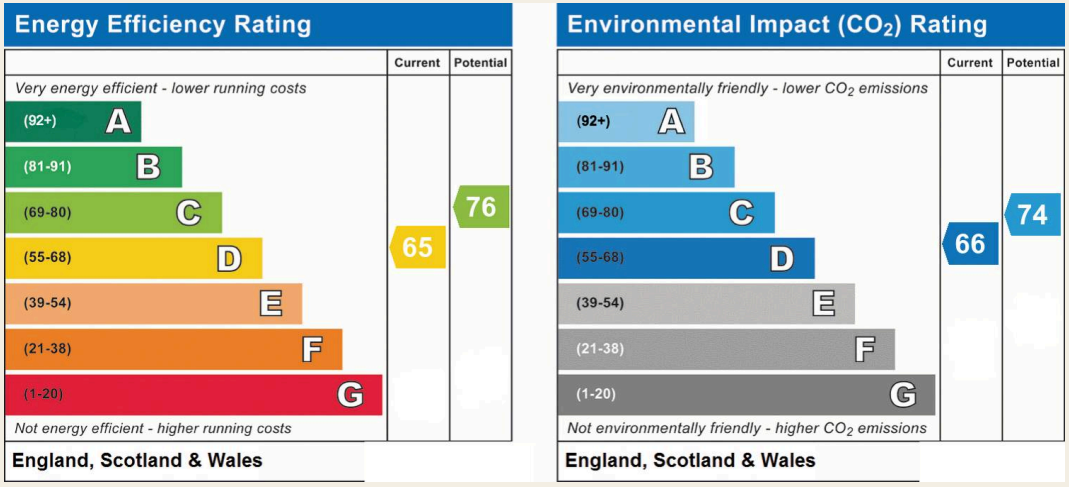
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D






Ground Floor
Rear Porch
Kitchen/Dining Room
Lounge
Bathroom
Bedroom 1
Hall
Bedroom 2
Basement
Basement
Basement
First Floor
Bedroom 3
Landing


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
76
England, Scotland & Wales

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
66
74
England, Scotland & Wales



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