



## Victoria Road, £270,000

- 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).



## 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 )

01792 894422

gorseinon@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

