



# Dawsons

estate agents



## 161 Vicarage Road, Morrision, Swansea, SA6 6DT

OFFERS IN THE REGION OF £330,000

Set on a mature plot of a third of an acre an imposing traditional four bedroom detached family home.

The property has three reception rooms, open plan fitted 'Oak' kitchen/ dining room / conservatory, utility room, ground floor cloakroom, the master bedroom offers a Mezzanine floor and shower area and family bathroom with 'Roll Top' 'Claw Foot' bath. The property has gas combination heating and UPVC double glazing. Externally the property has mature garden areas with a Hand Built Tree House to the rear garden. There is a block paved driveway and garage. Freehold.



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#### **ENTRANCE PORCH**

Tiled flooring. Door to side. Door to .....

#### **HALLWAY**

Two radiators. Staircase leading to first floor.

#### **LOUNGE 14'07 x 14'11 (18'07 max) (4.45m x 4.55m (5.66m max))**

UPVC double glazed Bay window to front. Cast Iron wood burner fire on a slate hearth with 'Solid Oak' surround and mantelpiece. Original picture rails and Frieze. Double radiator.

#### **FAMILY ROOM 13'06 (17'02 max) x 11'09 (4.11m (5.23m max) x 3.58m)**

UPVC double glazed Bay window to front. Original Cast Iron open fire with hood. Tiled hearth and wooden surround. Original picture rail. Double radiator. Door to .....

#### **CLOAKROOM**

Two piece White suite comprising low level w.c., and pedestal wash hand basin. Double radiator. Part tiled walls. Tiled floor. UPVC double glazed frosted glass window to side.

#### **SITTING ROOM 15'01 (18'03 max) x 11'0 (4.60m (5.56m max) x 3.35m)**

UPVC double glazed Bay windows to rear. Electric fire with stone hearth and mantelpiece. Original picture rail and Frieze. Double radiator.

#### **KITCHEN/DINING/CONSERVATORY 34'11 x 15'04 (10.64m x 4.67m)**

Fitted 'Oak' kitchen with a range of wall, base and drawer units with ample Granite effect worktops and splash back area, incorporating stainless steel single bowl sink unit and drainer with mixer tap over. Integrated electric oven, four ring gas hob. Space for fridge/freezer. Space for American style fridge/freezer. Plumbed for dishwasher. Wall mounted gas combination heating boiler. UPVC double glazed conservatory with two entrances. Spotlights. Solid wood flooring. Ample sitting/dining area. Breakfast bar.

#### **UTILITY ROOM**

Plumbed for washing machine. Space for tumble dryer. Room for storage. Part tiled wall. Solid wood flooring. Lighting.

#### **FIRST FLOOR**

#### **LANDING**

UPVC double glazed frosted glass window to rear. Radiator.

#### **BATHROOM**

Four piece White suite comprising low level w.c., pedestal wash hand basin, 'Roll Top' 'Claw Foot' bath and double shower enclosure with electric shower. Double radiator. Heated towel rail. Part tiled walls. Two Skylight windows. Slate effect and laminate flooring.

#### **MASTER BEDROOM 12'05 x 10'11 (13'0 max) (3.78m x 3.33m (3.96m max))**

Mezzanine style bedroom. UPVC double glazed window to side. Two Skylight windows. Double radiator. SHOWER AREA comprising two piece White suite with pedestal wash hand basin and corner shower cubicle with electric shower. Part tiled wall. Tiled floor. Staircase to Mezzanine with door leading to .....

#### **ATTIC ROOM**

Two skylights. Part boarded for storage.

#### **BEDROOM TWO 14'09 x 12'09 (4.50m x 3.89m)**

UPVC double glazed double aspect windows to front and side. Double radiator. Cast Iron wood burning fire on a Slate hearth.

#### **BEDROOM THREE 13'04 x 12'0 (4.06m x 3.66m)**

UPVC double glazed window to front. Space for fire. Wooden fireplace. Radiator.

#### **BEDROOM FOUR 13'02 x 9'03 (4.01m x 2.82m)**

UPVC double glazed window to rear. Radiator. Space for fire.

#### **EXTERNAL**

Lawned garden to front with shrubs and bushes. Courtesy door to garden. Garage. Good size enclosed mature rear garden with a stone chipped area. Lawned area with a circular patio area, various mature shrubs, bushes and trees. Hand built Treehouse. External tap and external lighting.

#### **DIRECTIONS**

From our Morriston office turn left at the traffic lights onto Pentrepoeth Road then at the mini roundabout turn right onto Vicarage Road and the property is located on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:**

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 700 777

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

