



**194 Vicarage Road, Morrision, Swansea, SA6  
6DU**

**Asking Price: £225,000**

- Three Bedroom Semi Detached
- Popular And Sought After Family Home
- Two Reception Rooms
- Driveway Parking
- No Forward Chain
- First Floor Bathroom
- Single Detached Garage
- Residential Area



**Entrance**

Entered via double glazed front door, medium oak effect laminate flooring, staircase to first floor, understairs storage cupboard space and doors to:-

**Cloak Room**

1.47m x 1.32m (4' 10" x 4' 4")

A two piece suite comprising low level W.C, wash hand basin and small double glazed frosted window to side aspect.

**Lounge**

4.454m x 3.702m (14' 7" x 12' 2")

With laminate flooring, fitted coal effect gas fire within ornate mantle and matching hearth, ornate coving, double glazed window to front aspect and opening to:-

**Dining Room**

3.74m x 3.60m (12' 3" x 11' 10")

With continued laminate flooring, dado rail and double glazed window looking onto rear garden.

**Kitchen**

4.229m x 2.82m (13' 10" x 9' 3")

A fully fitted kitchen with a selection of matching base and wall units with roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, part tile walls, plumbing for automatic washing machine, double electric oven with grill, 5 ring gas hob, medium oak laminate flooring, double glazed window to the rear and glazed door to:-

**Rear Porch**

1.628m x 1.370m (5' 4" x 4' 6")

With double glazed door giving access to the rear garden

**First Floor Landing**

With double glazed frosted, window to side aspect, attic hatch, coving and doors to:-

**Bedroom One**

4.42m x 2.90m (14' 6" x 9' 6")

With textured ceiling and coving and double glazed window to front aspect.

**Bedroom Two**

4.00m x 3.79m (13' 1" x 12' 5")

With double glazed window to rear giving open aspect views,

**Bedroom Three**

2.93m x 2.51m (9' 7" x 8' 3")

With medium oak effect laminate flooring and double glazed window to front aspect.

**Bathroom**

2.45m x 1.62m (8' 0" x 5' 4")

A three piece suite comprising panel bath with mains chrome shower over and glazed side screen, vanity wash hand basin, low level W.C, silver oak effect laminate flooring, built in airing cupboard space and double glazed frosted window to the rear.

**External**

To the front of the property is driveway parking leading to a single detached garage with up and over door. Front garden laid to lawn. To the rear is an enclosed level garden laid mainly to lawn with open aspect countryside views.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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