



The Vicarage, Heol Fach, Treboeth, Swansea, SA5 9DE

£179,950

An opportunity to acquire the former Vicarage in Treboeth. A four bedroom detached property located in the centre of Treboeth with good links to the City Centre, M4, Hospitals, Schools and amenities. The accommodation comprises of an entrance hall, cloakroom, three reception rooms and a kitchen on the ground floor. On the first floor you will find four bedrooms and bathroom and separate wc. Offered for sale with No Chain and has scope and potential for a lovely family home.

Please note that the property has Category 4 Japanese knotweed and there is a 10 plan in place.

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts. Our clients reserves the right to consider any other offer which is forthcoming.

This property will be sold subject to our client's standard covenants, further details of which are available upon

The Accommodation Comprises

Ground Floor

Hall



Entered via double glazed door, double glazed window, parquet flooring, staircase to first floor with understairs storage cupboard, radiator.

Study 9'9" x 11'10" (2.96m x 3.60m)



Double glazed window, parquet flooring, picture rail, radiator.

Lounge 10'0" x 14'8" (3.05m x 4.46m)



Double glazed windows to side and rear, parquet flooring, radiator.

Lounge Another Aspect



Dining Room 9'2" x 14'7" (2.80m x 4.44m)



Double glazed windows to side and rear, picture rail, radiator.

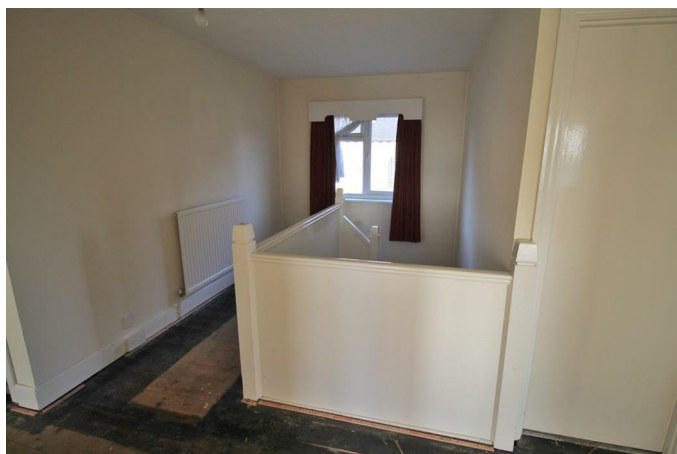
Kitchen 9'8" x 8'11" (2.95m x 2.73m)



Fitted with a wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, gas point for cooker, double glazed window to side, radiator, wall mounted boiler, double glazed door.

First Floor

Landing



Double glazed window to front, radiator.

Bedroom 1 10'0" x 13'0" (3.05m x 3.97m)



Double glazed windows to side and rear, radiator.

Bedroom 2 9'9" x 12'0" (2.97m x 3.66m)



Double glazed window to side, radiator.

Bedroom 3 10'0" x 8'11" (3.05m x 2.71m)



Double glazed windows to side and rear, radiator.

Bedroom 4 11'7" x 7'8" (3.52m x 2.33m)



Double glazed window to rear, storage cupboard, radiator.

Bathroom



Three piece suite comprising a shower cubicle, bath and wash hand basin. Double window to side, radiator.

WC

W.C. Double glazed window to front.

External



External



Agents Note

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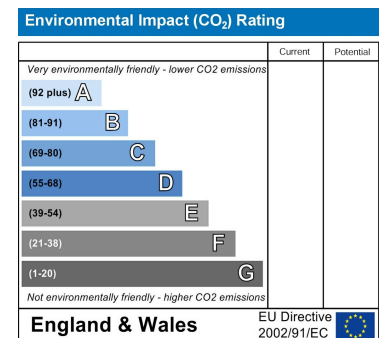
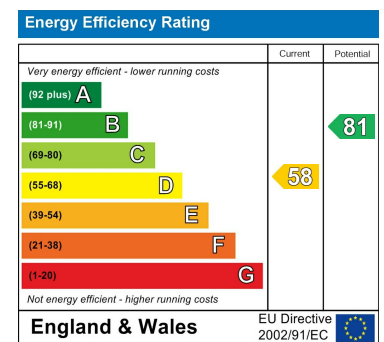
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.