



Dawsons

estate agents



305 Clasemont Road, Morrison, Swansea, SA6 6BU

RARE opportunity to purchase this extended four bedroom semi-detached property with a South Facing rear garden and countryside views to the front. Accommodation comprises front sitting room, lounge/dining room, kitchen to the ground floor. First floor has four bedrooms and family bathroom. Externally there is parking to the front for several vehicles. To the rear there is a good sized garden. Workshop. UPVC double glazing, Gas Central Heating. Freehold. EPC - E

Offers Over £210,000



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HALLWAY

Entered via entrance door. Radiator. Under stairs storage. Stairs to first floor. Doors leading to:

SITTING ROOM 12'5 x 12'2 into recess (3.78m x 3.71m into recess)

UPVC double glazed bay window to front. Radiator.

LOUNGE/DINING ROOM 21'7 x 11'1 (6.58m x 3.38m)

UPVC double glazed french doors to rear garden. Two radiators.

KITCHEN 17'8 x 7'1 (5.38m x 2.16m)

UPVC double glazed frosted glass door to rear. UPVC double glazed window to rear. Fitted with a range of base and wall units with complimentary work surfaces over. Wall mounted combi boiler. Gas cooker point. Plumbing for washing machine. Cupboard. Stainless steel sink. Radiator. Tiled flooring.

FIRST FLOOR

LANDING

Doors leading to:

BEDROOM 1 11'3 x 10'3 (3.43m x 3.12m)

UPVC double glazed bay window to front. Countryside views. Radiator.

BEDROOM 2 12'5 x 9'7 (3.78m x 2.92m)

UPVC double glazed window to rear. Two fitted wardrobes. Radiator.

BEDROOM 3 7'5 x 7'4 (2.26m x 2.24m)

UPVC double glazed window to rear. Radiator.

BEDROOM 4/OFFICE 7'2 x 7'3 (2.18m x 2.21m)

UPVC double glazed bay window to front. Radiator.

BATHROOM 8'6 x 4'3 (2.59m x 1.30m)

UPVC double glazed frosted glass window to side. Fully tiled bathroom. Three piece suite comprising low level wc. Full pedestal wash hand basin and fully panelled bath with shower over. Radiator. Laminate flooring.

EXTERNAL

FRONT

Some mature shrubs. Driveway parking for several vehicles.

REAR

Fully enclosed rear garden. Chipped area suitable for outdoor dining. Area mainly laid to lawn with mature trees and shrubs. Workshop. Greenhouse. Shed. Vegetable patch.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

