



227 Clasemont Road, Morriston, Swansea, SA6 6BT

Asking Price £219,995

Situated in the popular and sought after location of Clasemont Road we are pleased to offer for sale this traditional bay windowed three bedroom semi detached property. Situated conveniently for the M4, Schools, DVLA, Morriston Hospital and amenities.

The accommodation comprises of an entrance hall, lounge/dining room and a kitchen/breakfast room on the ground floor. To the first floor you will find three bedrooms (two being doubles) and a bathroom.

The property benefits from gas central heating, double glazing, driveway, and a good size rear garden with summer house. A lovely family home and viewing is recommended.

The Accommodation Comprises

Ground Floor

Hall



Entered via double glazed door to front, tiled flooring, dado rail, staircase to first floor with under-stairs storage cupboard housing the boiler, radiator.

Dining Area 14'1" x 11'11" (4.29 x 3.63)



Double glazed door leading to the garden, picture rail, radiator, open plan to the lounge.

Lounge 11'4" x 11'11" (3.45 x 3.63)



Double glazed bay window to front, dado rail, coved ceiling, radiator.

Kitchen/Breakfast Room 16'1" x 6'2" (4.90 x 1.89)



Fitted with a matching range of base units with tiled worktops, stainless steel sink unit with tiled splashbacks, built-in dishwasher, plumbing for washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, double glazed windows to side and rear, tiled flooring, radiator.

First Floor

Landing



Double glazed window to side with stained glass, laminate flooring, access to loft with pull down ladder.

Bedroom 1 10'4" x 11'7" (3.16 x 3.52)



Double glazed bay window to front, laminated flooring, storage cupboard, covered ceiling, radiator.

Bedroom 2 13'4" x 10'2" (4.06 x 3.09)



Double glazed window to rear, built-in wardrobes, laminate flooring, radiator.

Bedroom 3 7'2" x 6'7" (2.19 x 2.0)



Double glazed window to front, laminate flooring, radiator.

Bathroom



Four piece suite comprising bath, shower cubicle, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to rear, heated towel rail.

External

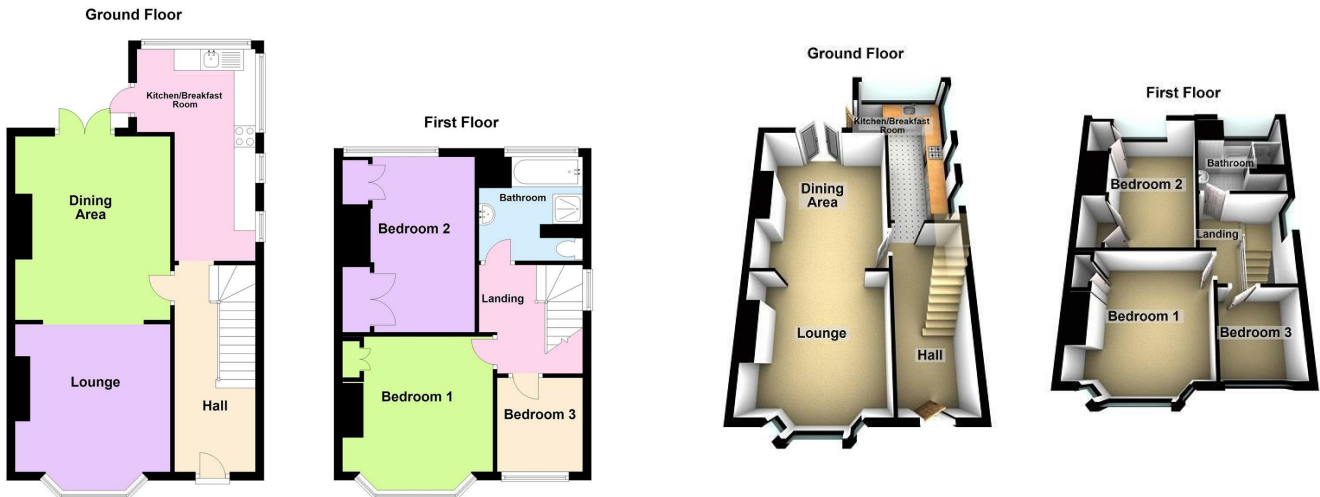


To the front of the property is a lawned garden with a

side driveway providing off road parking and side access to the rear garden.

There is a good sized rear garden with a patio area, lanwed garden, garden shed and a summer house.

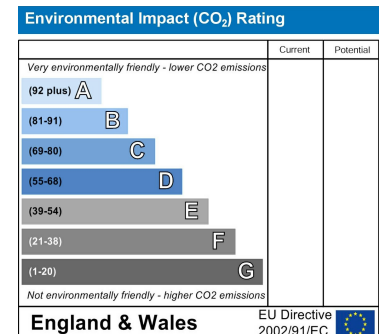
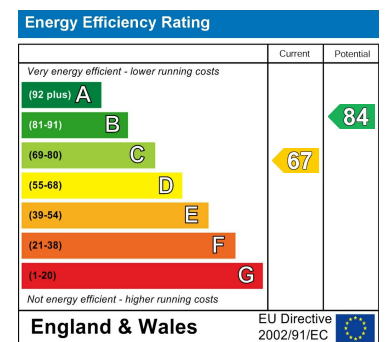
Floor Plan



Area Map



Energy Efficiency Graph



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