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AREA MAP



FLOOR PLAN



20 Caemawr Road
 Morriston, Swansea, SA6 7DX
 Offers Over £270,000



GENERAL INFORMATION

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Refurbished four bedroom detached family home with three reception rooms, fitted kitchen, utility room, ground floor and first floor cloakroom, first floor bathroom with 'Clawfoot bath'.

Externally the property has ample off road parking to front. Rear enclosed south facing garden with access to detached rear garage. UPVC double glazing. Gas combination heating. Freehold. No Chain. EPC - E.

FULL DESCRIPTION

ENTRANCE HALLWAY

Composite door to front. Stairs to first floor. Double radiator.

RECEPTION ROOM 1

12'2 x 11'4 (3.71m x 3.45m)

UPVC double glazed doors to front. UPVC double glazed French doors to rear. Two double radiators

RECEPTION ROOM 2

14'3 x 11'4 (4.34m x 3.45m)

UPVC double glazed sash style window to front. Feature fireplace coal effect fire. Recess shelving. Double radiator



KITCHEN

15'1 x 11'7

Fitted with a range of wall, base and drawer units with worktops over incorporating one and a half bowl China sink unit. Larder unit. Recess space for Range cooker with feature splashback tiling. UPVC double glazed window to rear. Two UPVC double glazed windows to side. Double radiator. Understairs storage cupboard.

RECEPTION ROOM 3

12' 3 x 9'10 (3.66m 0.91m x 3.00m)

UPVC double glazed window to both sides. Under stairs storage cupboard. UPVC double glazed door to side. Double radiator.

UTILITY ROOM

Stainless steel single drainer sink unit. Wall mounted boiler. Chrome towel radiator. UPVC double glazed window to rear and UPVC double glaze door to side.

CLOAKROOM

White two piece suite comprising low-level WC and wash hand basin. UPVC double glazed window to rear.

FIRST FLOOR

REAR LANDING

Double door storage cupboard with radiator.

CLOAKROOM

White two piece suite comprising low-level WC and traditional wash hand basin. Chrome towel radiator. UPVC double glazed window to side.

BATHROOM

Four piece suite comprising 'Double ended Clawfoot' bath, traditional wash

hand basin and low-level WC and corner shower enclosure. Tiled walls. Chrome towel radiator. UPVC double glazed windows to either sides

LANDING

UPVC double glazed window to side.

BEDROOM 1

15'5 x 11'4 (4.70m x 3.45m)

UPVC double glaze windows to front and rear. Two double radiators.

BEDROOM 2

12'10 x 10'3 (3.91m x 3.12m)

UPVC double glazed window to front. Double radiator.

BEDROOM 3

12'2 x 10'3 (3.71m x 3.12m)

UPVC double glazed window to rear. Double radiator.

BEDROOM 4

8'6 x 8 (2.59m x 2.44m)

UPVC double glazed window to front. Double radiator

EXTERNAL

FRONT

Ample off road parking to front.

REAR

Good size enclosed level rear garden with patio area and further area for lawning. External stores. Rear access to garage.

Tenure

Freehold

NOTE

The property has previously been used for Commercial purposes and change of use is currently being prepared