



## 265 Clasemont Road, Morriston, Swansea, SA6 6BT

**£224,950**

Situated on a popular road in Morriston we are pleased to offer for sale this traditional bay windowed three bedroom semi detached property. Located conveniently for the M4, Schools, DVLA, Morriston Hospital and amenities.

The accommodation comprises to the ground floor; an entrance hall, lounge/dining room and a kitchen. To the first floor you will find three bedrooms (two being doubles) and a bathroom. Externally there is a drive way with access to the garage and a lawn area at the front of the property. The rear garden is tiered with a patio styled courtyard and good size garden area.

The property benefits from gas central heating, double glazing, driveway, and a good size rear garden. A lovely family home and viewing is recommended. EPC Rating - D.

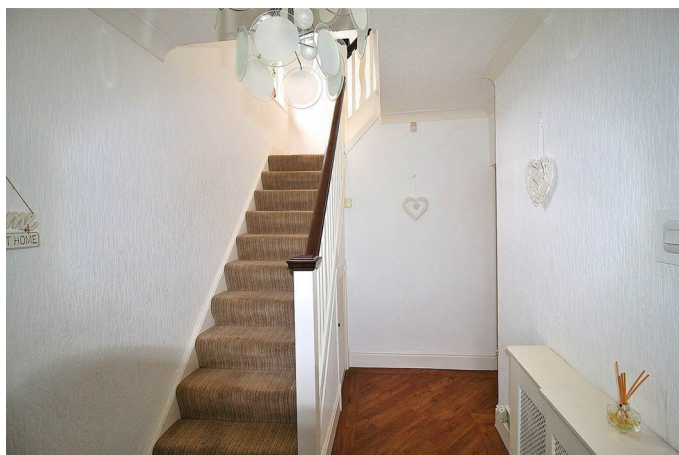
## The Accommodation Comprises

### Ground Floor

#### Entrance

Via UPVC door.

#### Entrance Hall



Door to living/dining room, radiator, stairs to first floor.

#### Living/dining room 23'2" x 14'10" (7.07m x 4.51m)



Double glazed bay window to front and double glazed window to side. Two radiators, double glass panelled doors to kitchen.

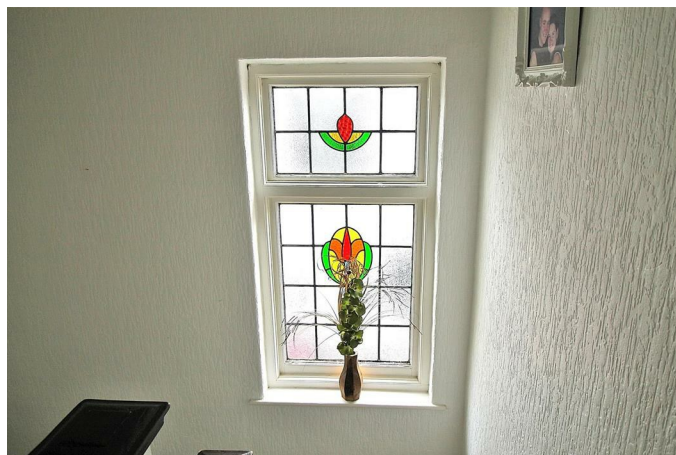
#### Kitchen 8'6" x 21'4" (2.59m x 6.51m)



Fitted with a range of wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap. Integrated fridge, freezer, electric oven, fitted electric hob, radiator. Double glazed windows to side and rear, French doors leading to garden.

### First Floor

#### Landing



Double glazed stained glass window, doors to all three bedrooms and bathroom.

**Bedroom 1 11'7" x 13'7" (3.54m x 4.15m)**



Double glazed bay window to front, radiator.

**Bedroom 2 11'3" x 13'7" (3.43m x 4.15m)**



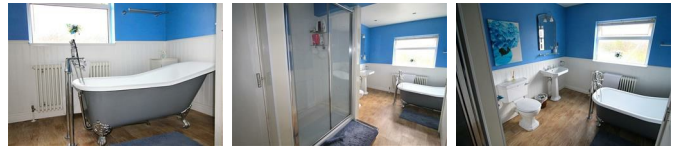
Double glazed window to rear, radiator.

**Bedroom 3 6'7" x 7'9" (2.00m x 2.36m)**



Double glazed window to front, radiator.

**Bathroom**



A four piece suite comprising; wash hand basin, walk in shower cubicle, free standing bath and low level w/c. Storage cupboard, radiator.

**External**

**Front Garden**

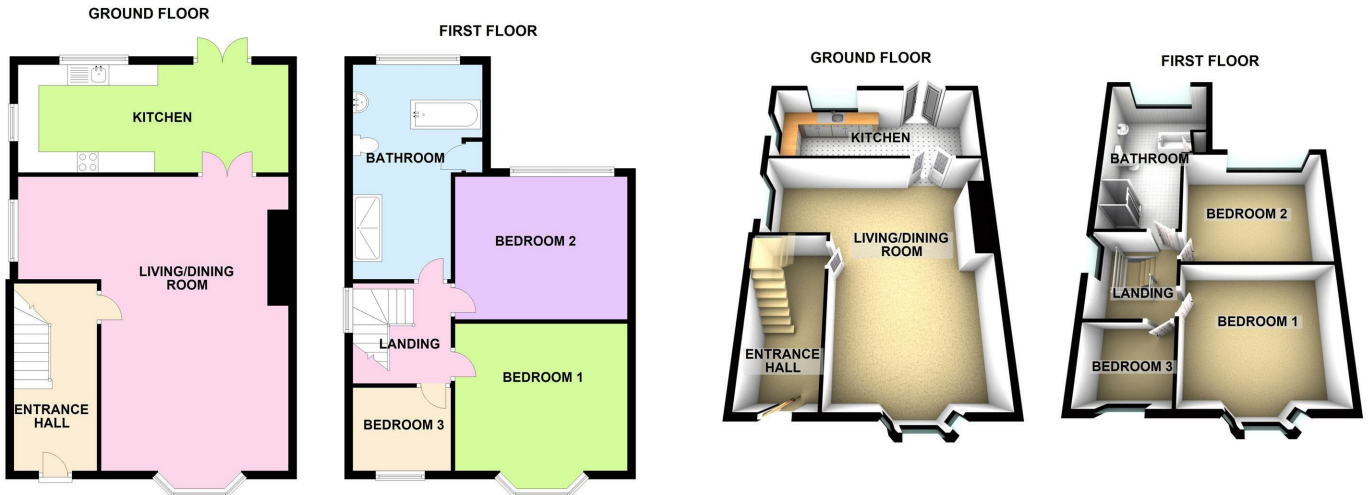
Lawn area and driveway with access to garage.

**Rear Garden**



Large tiered garden with patio style courtyard and lawn area.

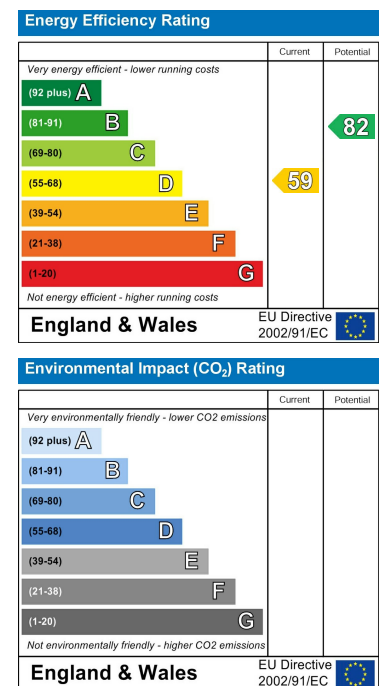
## Floor Plan



## Area Map



## Energy Efficiency Graph



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