



Cae Canol, Cwmrhydyceirw offers over £260,000

- 3 bedroom semi-detached
- Sought after new development of Parc Ceirw
- Off road parking
- Council Tax C
- Close proximity to Morriston Hospital
- EPC Rating: B



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About the property

Presenting an exquisite opportunity to own a modern three-bedroom semi-detached property within the prestigious new home development in Parc Ceirw, Garden Village, Morriston. This stunning residence offers captivating views to the front, enhancing everyday living with a touch of natural beauty. Step inside to discover a sleek and contemporary interior, thoughtfully designed to provide comfort and style in equal measure. The property features a spacious driveway, providing off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. Delight in the tranquillity of a beautifully landscaped low maintenance rear garden, offering a private sanctuary to unwind and entertain. Embrace the epitome of modern living in this exceptional home, where every detail has been meticulously crafted to create a lifestyle of luxury and comfort. Situation within close proximity to Morriston Hospital, local schools and M4 motorway links.

For more information or to arrange a viewing please contact Peter Alan Morriston on 01792 798201 or book online 24/7.

Accommodation

Entrance Hallway

Enter via a UPVc double glazed composite door to the front of the property, this light and spacious entrance hall fitted with polished tiled flooring. Carpeted staircase to the first floor, door to downstairs cloakroom and doors through to both the kitchen/diner and rear lounge. Built in storage closet for shoes and coats.

Kitchen/Diner - 8' 6" x 12' 5" (2.59m x 3.78m)

UPVc double glazed full length window to the front fitted with venetian blinds. Continuation of the tiled flooring from the entrance hallway. Range of modern wall and base units with laminate worktops over. Built in eye-level electric oven with separate gas hob and cooker hood above. Stainless steel sink with mixer taps, integrated dishwasher and integrated fridge/freezer. Space and plumbing for washing machine. Area for a dining table and chair where you can sit and enjoy the views to the front of the property.

Lounge - 15' 8" x 10' 8" (4.78m x 3.25m)

UPVc double glazed French door to the rear opening onto the large patio area with perfect fit venetian blinds. Fitted carpets, radiator and door to under stairs storage.



Cloakroom

UPVc double glazed obscured glass window to the front of the property, continuation of the tiled flooring from the entrance hallway and part tiled wall. Wash hand basin with mixer taps and WC.

First Floor

Landing

Continuation of the fitted carpet from the staircase, doors to all three bedrooms and the family bathroom. Loft Access.

Bedroom One - 8' 9" x 12' 1" (2.67m x 3.68m)

UPVc double glazed window to the rear of the property fitted with venetian blinds, fitted carpets, feature panelled wall and radiator.

Bedroom Two - 8' 9" x 11' 3" (2.67m x 3.43m)

UPVc double glazed window to the front of the property fitted with venetian blinds, fitted carpets, radiator and fitted wardrobes.

Bedroom Three - 6' 8" x 7' 8" (2.03m x 2.34m)

Currently being used as a dressing room with UPVc double glazed window to the front of the property fitted with venetian blinds, fitted carpets, radiator and fitted wardrobes.

Bathroom

UPVc double glazed obscured glass window to the rear of the property with perfect fit venetian blinds, tiled walls and flooring, panelled L shaped shower bath with wall mounted shower and glass screen, WC and wash hand basin

Externally

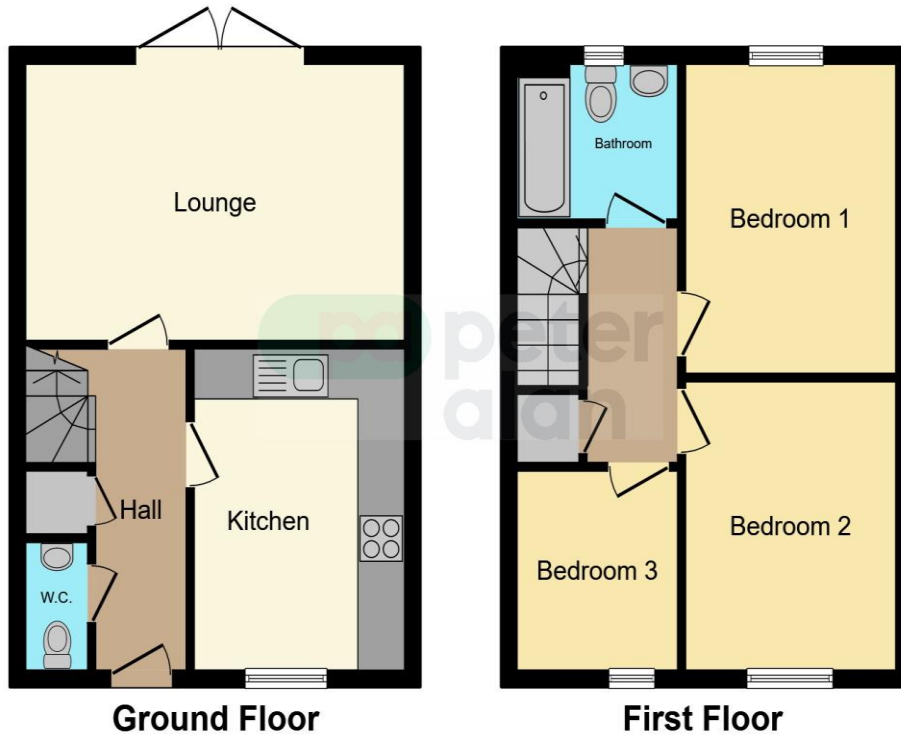
To the front set back slightly from the pavement there is a path to the front door, small shrub border adjacent. Driveway to the side offering tandem parking for up to 2 vehicles with electric car charging point. Gate to the rear garden area.

To the rear there is a beautifully designed recently installed low maintenance garden, with a large patio area offering plenty of space for outdoor entertaining and dining, large deck area to the rear with glass balustrades.

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Floorplan



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