



Clasemont Road, £475,000

- 4 bedroom, 3 storey detached
- South Facing rear garden and driveway
- Original features throughout
- Council Tax - Band F
- No ongoing chain
- EPC Rating: D



 4  2  3



About the property

Introducing a captivating four-bedroom detached family sanctuary nestled in the coveted Clasemont Road, Morrision. Welcomed by a sweeping block-paved driveway, this residence offers ample off-road parking, accompanied by a front garden adorned with mature shrubs and trees. The spacious south-facing rear garden boasts a large patio area and an inviting outbuilding, perfect for outdoor gatherings. Spanning three floors, the interior reveals four double bedrooms, three graced with rear balconies, while the master retreat on the second floor features an en-suite for added luxury. A generous family bathroom complements the living space, alongside three reception rooms, a well-appointed kitchen, and an inviting orangery. Original charm abounds with cast iron fireplaces, intricate staircase panelling, and elegant cornicing throughout. Perfectly located within easy access to the M4 Motorway links, Morrision Hospital and Swansea City Centre. Offered for sale with no ongoing chain.

Accommodation

Entrance Porch - UPVC double glazed porch to the front of the property, tiled flooring, radiator, spotlights to the ceiling, with a wooden stained-glass door with matching glazed side panels which provides access through to the entrance hallway.

Entrance Hallway - Continuation of the tiled flooring from the entrance porch. This spacious central hallway provides access into all three reception rooms and the downstairs cloakroom, with carpeted staircase leading to the first floor which details the original spindles and wooden panelling, and uPVC double glazed window to the side of the property with perfect fit blinds, cornicing to the ceiling and radiator.

Lounge - 14' 11" max into recess x 12' max (4.55m max into recess x 3.66m max) UPVC double-glazed bay window to the front of the property fitted with Roman blinds, laminate flooring, cornicing and picture rails, two radiators, cast iron feature fireplace with tiled surround, marble hearth and wooden mantle.

Dining Room - 11' 9" x 11' 2" max (3.58m x 3.40m max) Wooden flooring, two radiators, cornice into the ceiling, and double wooden glazed doors opening through to the kitchen area.

Kitchen - 17' 1" max x 21' 2" max (5.21m max x 6.45m max) UPVC double glazed window to the rear fitted with Venetian blind UPVC double glazed French doors to the side fitted with Perfect Fit Venetian blinds Laminate flooring A range of modern fitted wall and base units with granite worktops over and matching upstands Central breakfast island with space for bar stall seating 1.5 bowl under mount stainless steel sink with mixer taps Freestanding 6 ring gas hob rangemaster cooker with stainless steel splashback and matching rangemaster cooker hood Built in eye level double oven Integrated



dishwasher Integrated wine cooler to the island Space for American style fridge freezer 2 column radiators Coving and spotlighting to the ceiling. Opening through to the orangery/conservatory, door to utility room and opening through to additional reception room.

Lounge - 9' 3" max x 11' 7" (2.82m max x 3.53m) Continuing around from the kitchen and with additional access from the main hallway is this cosy snug/lounge area with continuation of laminate flooring, inset fireplace with log burning fire and wooden mantle, built-in alcove storage to the side of the fire, an additional storage cupboard, column radiator and coving to the ceiling.

Conservatory - 16' 8" x 8' 4" (5.08m x 2.54m) UPVC double-glazed windows to both the rear and side of the property, with UPVC double-glazed French doors leading out to the rear garden and patio areas, four VELUX skylights to the ceiling, continuation of the laminate flooring from the kitchen, two column radiators and spotlights to the ceiling.

Utility - 4' 7" x 4' 10" (1.40m x 1.47m) UPVC double-glazed window to the rear of the property fitted with Venetian blind. Wall and base units with laminate worktops over. Stainless steel sink with mixer tap. Under-counter space and plumbing for washing machine and space for tumble dryer. Continuation of the laminate flooring from the kitchen area. Coving to the ceiling and spotlights.

Cloakroom - UPVC double glazed window to the side of the property fitted with obscured glazing. Continuation of the tiled flooring from the entrance hallway. WC, wall-mounted wash hand basin with mixer taps, radiator and spotlights to the ceiling.

Bedroom Four - 12' max x 13' 1" max into bay plus wardrobe rec (3.66m max x 3.99m max into bay plus wardrobe rec) UPVC double-glazed bay window to the front of the property fitted with vertical blind, fitted carpet, built-in triple wardrobes with sliding wooden mirrored doors, 2 radiators, cast-iron feature fire surround, coving to the ceilings and spotlights to the ceiling.

Bedroom Three - 10' 4" plus wardrobe recess x 17' 4" max (3.15m plus wardrobe recess x 5.28m max) UPVC double-glazed sliding door to the rear of the property fitted with perfect fit venetian blinds and Juliet balcony overlooking the rear garden. Wooden mirrored wardrobes built into one side of the property, radiator, coving to the ceiling and spotlights.

Bedroom Two - 30' 1" max x 9' 11" max (9.17m max x 3.02m max) This extended bedroom, which is separated in two sections, divided with a step which leads to the rear section, fitted carpet throughout, two radiators, UPVC double-glazed sliding door to the rear fitted with perfect fit Venetian blinds, complete with Juliet balcony which overlooks the rear garden, coving to the ceiling, original cast iron feature fireplace with surround, and shelving to the alcoves either side.

Bathroom - Two UPVC double-glazed windows to the side of the property, both fitted with frosted glass. Tiled floors and partial tiled walls. Bath with tiled panel, complete with mixer taps and hand shower attachment. Separate walk-in shower cubicle comprising of tray, wall-mounted mixer shower with rainfall shower attachment and hand shower attachment and glass shower screen. Built-in range of fitted bathroom furniture which houses the WC. His and her sinks, complete with mixer taps and laminate worktops. Stainless steel towel radiator, additional radiator, built-in extractor, and spotlighting to the ceiling.

Bedroom One - 28' max x 13' 9" max (8.53m max x 4.19m max) This spacious master suite, which is arranged over two levels, with the first level measuring approximately 13'9 x 13'1, fitted with carpet, with a VELUX skylight complete with fitted blackout blind, built-in eave storage, spotlights to the ceiling, and opening through to the ensuite shower area. Steps to the rear lead down to the second section, which is currently measuring approximately 13'11 x 13'. This section is fitted with wooden flooring, with 2 x VELUX skylight to either side both fitted with blackout blinds and UPVC double glazed French doors to the rear, fitted with perfect fit blinds, which open onto the rear balcony, which overlooks the rear garden. Four further built-in eave storage cupboards, two radiators, and spotlights to the ceiling.

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Floorplan



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