



213 Clasemont Road, Morriston, Swansea, SA6 6BT

£570,000

Nestled in sought after area of Clasemont Road, Morriston, this large detached family home offers a rare opportunity with stunning views of Morriston Golf Club and a delightful South Facing rear garden. The ground floor features a spacious layout, including an entrance hall, open-plan lounge/sitting area with patio access, formal dining room, well-appointed kitchen/breakfast room, dining area connected to the conservatory and a utility room/WC with access to the double garage. Upstairs, the first floor offers versatile living to include six bedrooms, with a master bedroom and a modern en-suite shower room along with a family bathroom equipped with a TV. Notably, one bedroom is currently utilised as a sitting room with double doors opening onto a sit-out balcony overlooking Morriston Golf Course. Conveniently situated for commuters with easy M4 access and close proximity to Morriston Hospital, the property also benefits from nearby good schools. Viewing is highly recommended to fully appreciate this exceptional home.

The Accommodation Comprises

Ground Floor

Entrance Hall 5'6" x 26'10" (1.70m x 8.19m)

The hall is accessed through the front door, featuring hardwood double-glazed windows to the front, a dado rail, decorative ceiling coving, and fitted carpet. Archways lead into both the lounge and formal dining room, adding a sense of flow and connection within the space.

Lounge 12'2" x 14'10" (3.71m x 4.52m)



Step into a cosy living space where warmth and elegance converge seamlessly. The focal point of the room is a captivating coal effect gas fire set within a marble hearth surround. The coving to the ceiling adds a touch of sophistication framing the room, above a ceiling rose completes the ensemble. A staircase leading to the first floor, radiator provides warmth and fitted carpet providing a soft and luxurious foundation for every step.

Another Aspect Of The Lounge



Sitting Area 10'9" x 9'11" (3.27m x 3.01m)



The sitting area is adorned with decorative coving and a ceiling rose, enhancing its aesthetic appeal. It features a dado rail, double-glazed double doors opening onto the patio, fitted carpet and radiator.

Formal Dining Room 12'2" x 11'9" (3.70m x 3.57m)

The formal dining room exudes elegance with decorative coving and a ceiling rose. It includes a dado rail, marble hearth, fitted carpet for a cosy atmosphere and a radiator for warmth.

Another Aspect Of The Formal Dining Room



Kitchen/Breakfast Room 10'9" x 16'8" (3.27m x 5.08m)



Fitted with a range of base and eye level units providing ample storage space for kitchen essentials. A breakfast bar is incorporated into the kitchen

design, featuring a cupboard with a wine rack. This offers a convenient spot for casual dining or socializing, as well as storage for wine bottles. The kitchen is equipped with a stainless steel sink unit, consisting of one large bowl and one smaller bowl, along with a waste disposal system. The kitchen features built-in appliances, including a fridge/freezer combination unit and a dishwasher. These integrated appliances help maximize space and contribute to a streamlined kitchen layout. The room is illuminated by ceiling-mounted spotlights and a decorative moulding that enhances the visual appeal of the room. The room is equipped with a hardwood window that has double glazing positioned at the rear, likely offering views of the outdoors, the flooring in the room is tiled, which is very durable.

Another Aspect Of The Kitchen/Breakfast Room



Dining Room

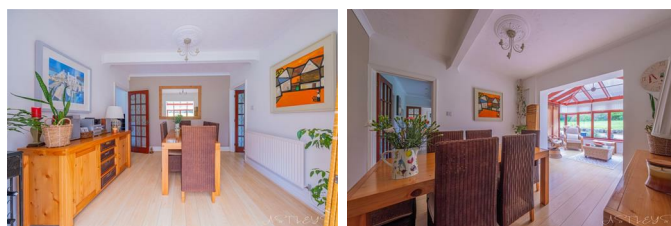


The ceiling of the room is adorned with decorative coving, enhancing the visual appeal of the space by providing an elegant transition between the walls and ceiling. Additionally, there is a ceiling rose, a dado rail is installed along the walls. The room is connected to a conservatory in an open-plan layout, allowing for seamless flow between the two spaces. This

configuration provides an expansive and integrated area for living and entertaining purposes. The room is equipped with a radiator.

Radiator, dado rail, decorative coving to ceiling with ceiling rose, open plan to the conservatory.

Another Aspect Of The Dining Room



Conservatory 9'9" x 12'4" (2.98m x 3.78m)



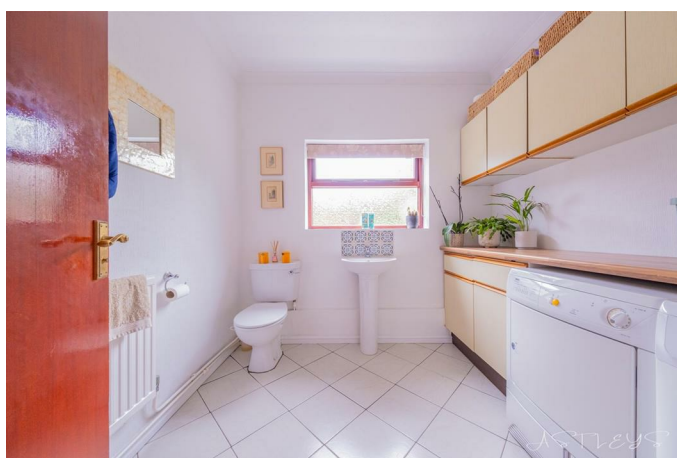
The conservatory is a bright and airy space, the flooring in the room is made of laminate material easy to maintain and provides a sleek and modern appearance. The room is equipped with a radiator for heating purposes. Overall, the room described appears to be functional and practical, with features designed to enhance both comfort and aesthetics.

Another Aspect Of The Conservatory



Rear Hall 2'9" x 7'6" (0.85m x 2.29m)

WC/Utility Room 7'6" x 7'6" (2.29m x 2.29m)



Equipped with a two-piece suite featuring a wash hand basin and WC, offering practicality and convenience. It includes worktop space, plumbing for a washing machine, and tumble dryer. Hardwood frosted double-glazed windows to the rear provide privacy, while tiled flooring adds durability and ease of maintenance.

First Floor

Landing

Access to part boarded loft with pull down ladder, fitted carpet, radiator.

Master Bedroom 18'1" x 19'1" (5.52m x 5.83m)



The room boasts two windows at the front, constructed from hardwood and featuring double glazing, providing natural light and insulation. There is a wardrobe in the room equipped with sliding doors for space efficiency. The ceiling is adorned with coving, adding a decorative touch by creating an elegant transition between the walls and ceiling, the walls also feature a dado rail and picture rail. The flooring in the room is laminate, the room is equipped with a radiator.

Another Aspect Of The Master Bedroom



En-suite Shower Room 7'7" x 8'10" (2.32m x 2.71m)



A newly fitted en-suite equipped with a four piece suite, including a large shower cubicle, double wash hand basin and WC. There is a window on the side of the bathroom, featuring frosted glass to maintain privacy while allowing natural light. The bathroom includes a heated towel rail offering an added touch of comfort. The flooring in the bathroom is made of vinyl material, the ceiling is adorned with coving and there are ceiling spotlights, providing adjustable and focused lighting to illuminate the space.

Another Aspect Of The Shower Room



Bedroom 2 13'0" x 17'6" (3.96m x 5.34m)



Hardwood double glazed window to rear over looking the rear garden, dado rail and picture rail, coving to ceiling, fitted carpet and radiator.

Bedroom 3 12'2" x 10'10" (3.70m x 3.30m)



Hardwood double glazed window to front enjoying the views, dado rail and picture rail, coving to ceiling with rose. Storage cupboard with radiator, fitted carpet and radiator.

Bedroom 4 10'8" x 11'5" (3.26m x 3.47m)



Hardwood double glazed window to rear enjoying a view of the garden, picture rail, coving to ceiling, fitted carpet and radiator.

Bedroom 5/Sitting Room 12'2" x 10'1" (3.72m x 3.08m)



Bedroom 5, also serving as a sitting room, features uPVC double-glazed double doors that lead onto a sit-out balcony, offering a charming outdoor space. The room is adorned with a dado rail and picture rail, adding character, while decorative coving and a ceiling

rose enhance the ceiling. Laminate flooring provides a modern touch, and a radiator ensures comfort.

Another Aspect Of Bedroom 5/Sitting Room

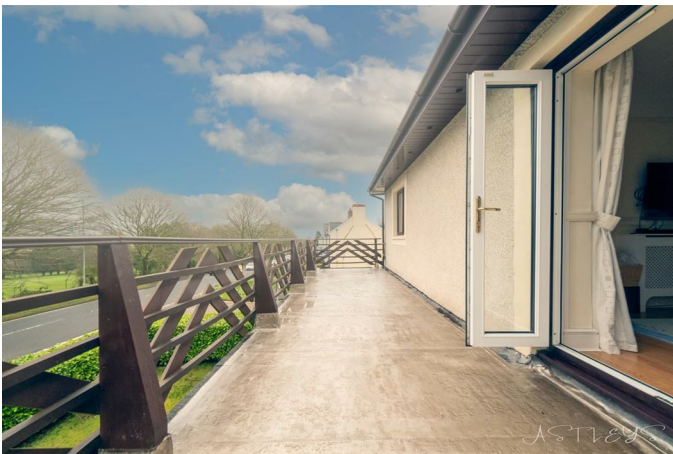


Bedroom 6/Office 7'4" x 9'4" (2.23m x 2.85m)



Hardwood double glazed window to rear, dado rail and picture rail, coving to ceiling with ceiling rose, fitted carpet and radiator.

Balcony



Balcony Views



Family Bathroom 7'3" x 10'0" (2.23m x 3.07m)



The bathroom is equipped with a comprehensive four-piece suite, including a bath, wash hand basin, tiled shower cubicle and WC. The walls of the bathroom are tiled, offering a stylish and easy-to-clean surface that enhances the overall aesthetic of the space. The bathroom includes a television, providing entertainment and relaxation. There is a frosted double glazed to rear allowing natural light into the room. The bathroom features a heated towel rail adding a touch of comfort to the space. The flooring in the bathroom is tiled and equipped with underfloor heating, providing warmth and comfort underfoot. The ceiling is adorned with coving and ceiling spotlights, offering adjustable and focused lighting to illuminate the space effectively

Another Aspect Of The Family Bathroom

Garage 18'0" x 19'5" (5.51m x 5.92m)

Two up and over doors, window to side, wall mounted boiler.

External

Front Garden



The front garden boasts a driveway leading to the double garage, offering ample parking space. It features a well-maintained lawned area bordered by hedging, providing privacy. Additionally, side access to the rear garden enhances convenience and accessibility.

Another Aspect Of The Front Garden



Rear Garden



The rear garden is a generous South-facing space, offering an ideal setting for outdoor enjoyment. It features a charming patio area, perfect for al fresco dining and entertaining. Steps lead to a spacious lawned area, providing ample space for families to relax and play.

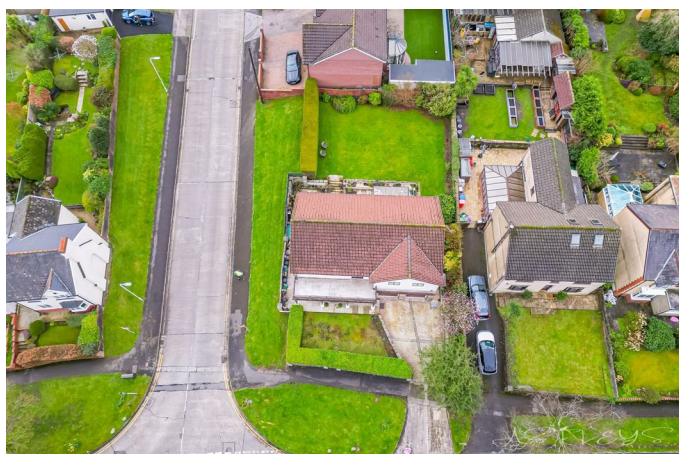
Another Aspect Of The Rear Garden



Views Over The Golf Course



Ariel Views



Ariel Views



Agents Notes

Tenure - Freehold

Council Tax Band -F

Services -

Mobile Coverage - EE Vodafone Three O2

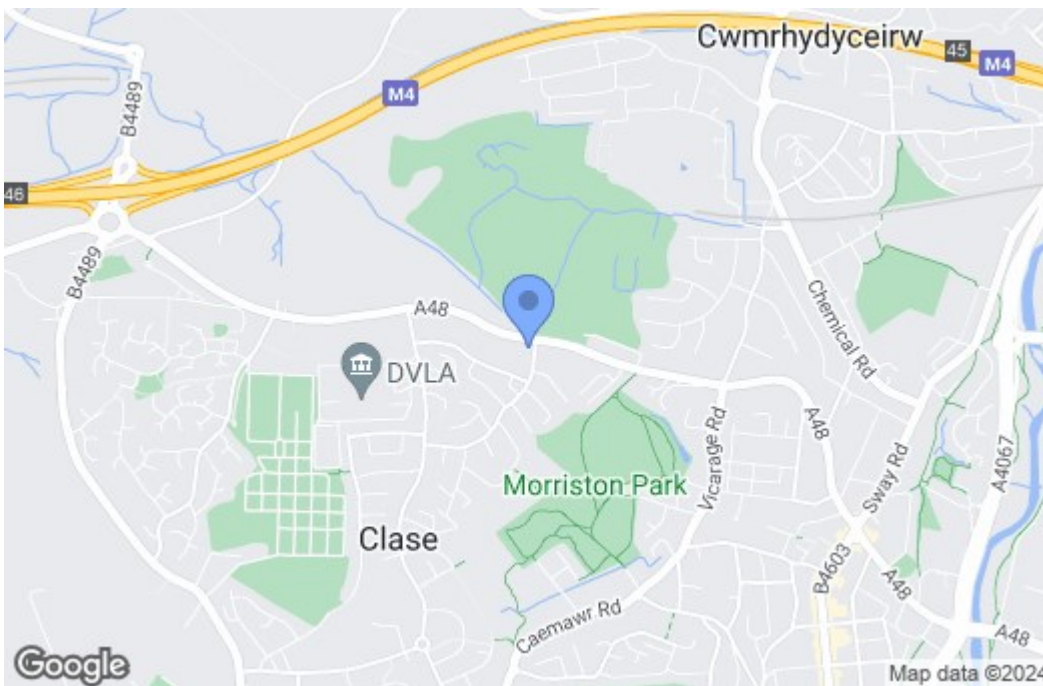
Broadband - Basic-15 Mbps UltraFast-1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

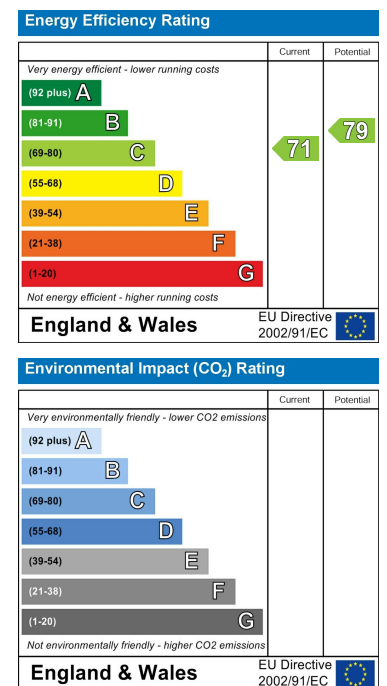
Floor Plan



Area Map



Energy Efficiency Graph



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