



213 Clasemont Road, Morriston, Swansea, SA6 6BT

£520,000

Situated on the desirable Clasemont Road in Morriston, Swansea, this impressive detached family home presents a unique opportunity for those seeking spacious living with stunning views of Morriston Golf Club. Spanning an expansive 2,475 square feet, the property boasts a well thought out layout that is perfect for family life. Upon entering, you are greeted by a welcoming entrance that leads to the generous open plan lounge and sitting area, complete with patio access along with a formal dining room. The well-appointed kitchen and breakfast room, along with a dining area that connects to a bright conservatory, which is a great space for family gatherings. Additionally, a utility room and WC offer practical convenience. The first floor is equally impressive, featuring five versatile bedrooms and a study, it also includes a master suite with a modern en-suite shower room. A family bathroom, equipped with a television, serves the remaining bedrooms. Notably, one of the bedrooms is currently used as a sitting room, complete with double doors that open onto a delightful sit-out balcony, providing a perfect vantage point to enjoy the picturesque views of the golf course. The property is further enhanced by a south facing garden, ideal for outdoor entertaining and family activities. With parking available for up to four vehicles, this home is conveniently located for commuters, offering easy access to the M4 and being in close proximity to Morriston Hospital and reputable schools. This exceptional home is a must-see, and viewing is highly recommended to fully appreciate its many features and the lifestyle it offers.

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 double glazed windows to the front, 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 the lounge, where a coal effect gas fire is set within a marble hearth surround, creating a warm and welcoming atmosphere. The room features classic details such as coving to the ceiling and a decorative ceiling rose, adding a touch of character. Radiator, fitted carpet and completing the space is a staircase leading to the first floor and is open plan to a charming sitting area.

Another Aspect Of The Lounge



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



The sitting area off the lounge is enhanced by double glazed double doors that open onto the patio, seamlessly connecting indoor and outdoor spaces. The room is elegantly finished with decorative coving, a ceiling rose and dado rail, fitted and radiator.

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



The formal dining room has decorative coving and a ceiling rose, dado rail, while a marble hearth serves as a refined focal point.

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



The kitchen/breakfast room is well-appointed with a range of wall and base units, offering ample storage and generous worktop space. A 1.5 sink with a drainer and a waste disposal system is conveniently positioned beneath a double glazed window, providing a delightful view of the rear garden. The space includes a breakfast bar with an integrated cupboard and wine rack. Modern built-in appliances enhance functionality, including a fridge/freezer, dishwasher, eye-level electric double oven and a five-ring gas hob with an extractor fan overhead. Finished with ceiling spotlights and tiled flooring, this kitchen

seamlessly combines elegance with everyday convenience.

Another Aspect Of The Kitchen/Breakfast Room



Dining Room



The dining room seamlessly opens into the conservatory, creating a bright and spacious feel. Elegant decorative coving and a ceiling rose, laminated flooring and radiator.

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



The conservatory is a bright and airy space, featuring double glazed windows to the side and rear, along with double doors that open onto the south-facing garden, seamlessly blending indoor and outdoor living. Designed to maximize natural light, this inviting room has laminate flooring and a radiator to ensure comfort throughout the year.

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

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



The utility room/WC is a practical and well equipped space, fitted with a two piece suite comprising a wash hand basin and WC. Serving as a functional utility area, it offers worktop space along with plumbing for a washing machine and tumble dryer. Double-glazed windows, tiled flooring and radiator.

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 master bedroom is a spacious and inviting room, featuring two front-facing windows that fill the space with natural light. It includes a built-in wardrobe for ample storage and is beautifully finished with coving, a dado rail, and a picture rail, adding character and charm. The room is complete with laminate flooring, radiator and a door leading to the en-suite, offering added convenience and privacy.

Another Aspect Of The Master Bedroom



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



The newly fitted en-suite off the master bedroom is a luxurious and modern space, featuring a four piece suite that includes a double shower cubicle, vanity double wash hand basin and a WC. The room is enhanced with a heated towel rail, ceiling spotlights and a frosted double glazed window to the side.

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



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

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



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

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



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. Dado rail, picture rail, decorative coving and a ceiling rose. Laminate flooring and a radiator.

Study 7'4" x 9'4" (2.23m x 2.85m)



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

Balcony Views



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

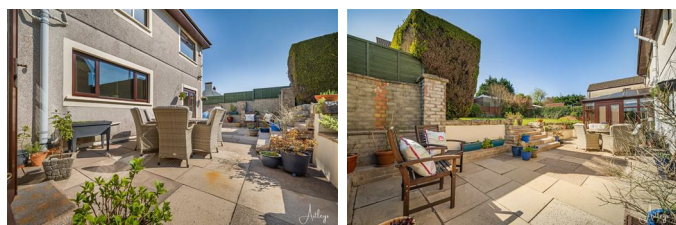


The bathroom is equipped with a four piece suite, including a bath, wash hand basin, tiled shower cubicle and WC. The walls of the bathroom are tiled and includes a television, providing entertainment and relaxation. There is a frosted double glazed to rear, heated towel rail, tiled flooring with underfloor heating, coving to the ceiling and ceiling spotlights.

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

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

External



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, there is side access to the 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.

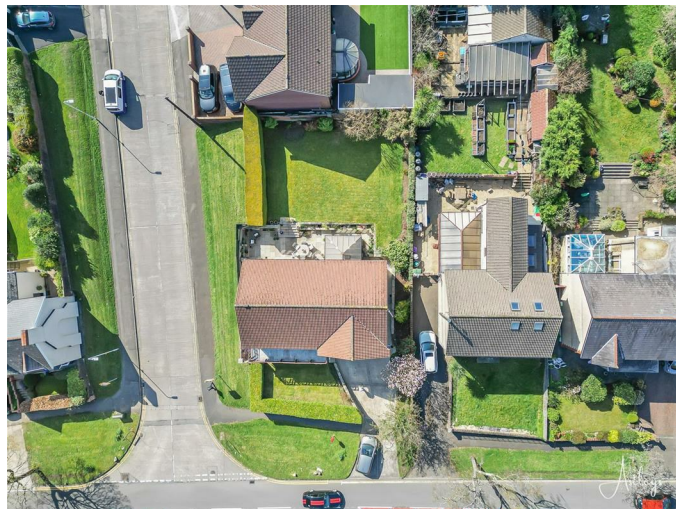
Rear Garden



Views Over The Golf Course



Aerial Images



Agents Notes

Tenure - Freehold

Council Tax Band -F

Services -

Mobile Coverage - EE Vodafone Three O2

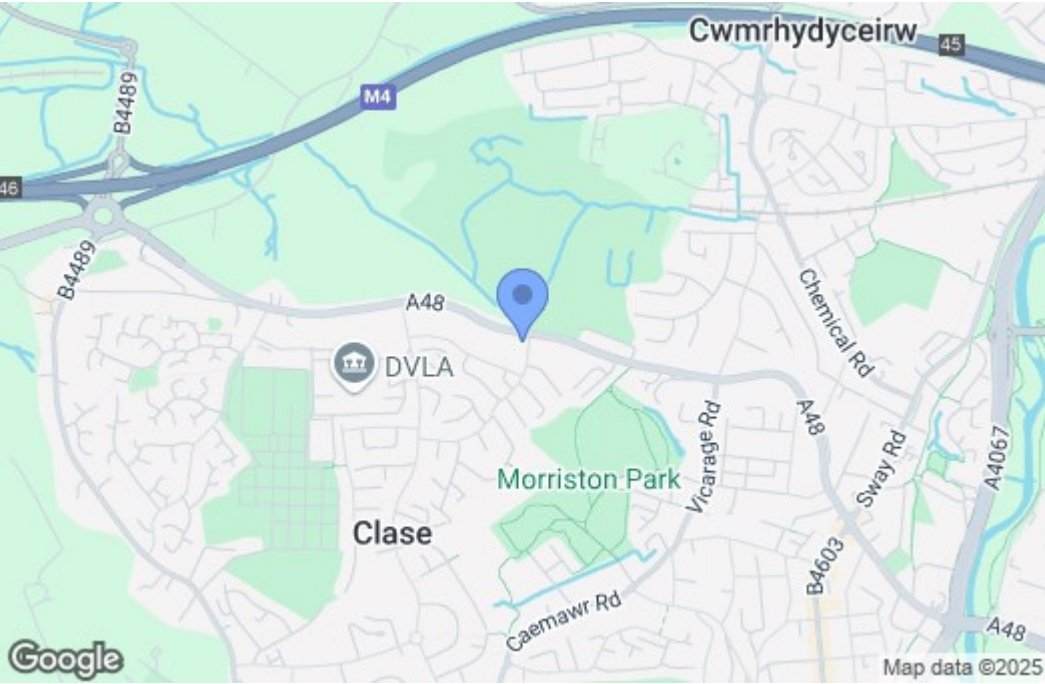
Broadband - Basic-15 Mbps UltraFast-1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

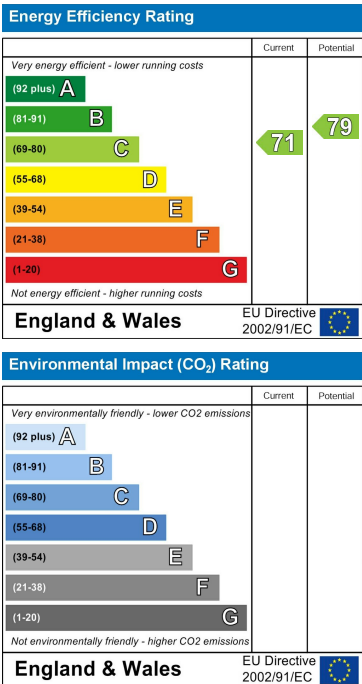
Floor Plan



Area Map



Energy Efficiency Graph



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