



341 Clasemont Road, Morrison, Swansea, SA6 6BU

Offers Over £360,000

Presenting a charming and beautifully maintained traditional semi-detached home on the highly sought-after Clasemont Road. This residence is ideally situated for convenient commuting on the M4, proximity to Morrison Hospital and easy access to amenities. Perfect for families, the property is located near excellent schools. The ground floor features an inviting entrance hall, a living room with a bay window and an open plan kitchen/diner/family room. Bi-fold doors seamlessly connect the interior to the rear garden. Additional amenities on this level include a utility room and a shower room. The first floor comprises three bedrooms, with the master bedroom boasting a bay window offering panoramic views and a family bathroom complete with a bath and shower. The landing leads to an attic room, utilized as an additional bedroom by the current owner. The property provides off-road parking for three cars, enhancing practicality. The rear garden is a delightful space with a paved patio area, steps leading to a well-maintained lawn, fish pond and charming mature shrub borders. Internal viewing is highly recommended to appreciate the character and functionality of this lovely home.

The Accommodation Comprises

Ground Floor

Porch



Double glazed windows to front and side, double door, tiled flooring.

Hallway



The hallway welcomes residents and guests with a grand entrance, accessed through a front door adorned with stained glass, complemented by top and side stained glass panels. The staircase, an elegant focal point, leads to the first floor, adding a touch of sophistication to the space. The flooring is a stylish combination of black and white tiles, which not only enhances the visual appeal but also ensures durability. The hallway features part wood-panelled walls, contributing to a classic and timeless aesthetic. A ceiling rose adds an element of refinement to the overall design.

Living Room 11'6" x 12'5" (3.51m x 3.79m)

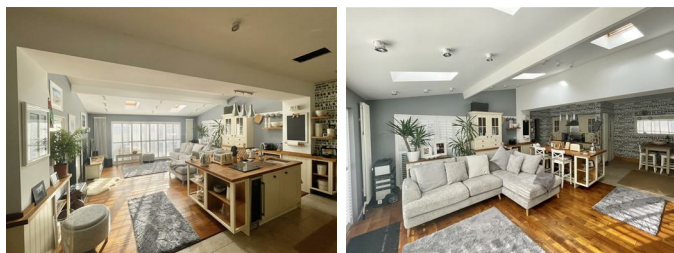


The lounge is a captivating space designed for comfort and style. Its focal point is a double glazed bay window at the front, adorned with wooden shutter blinds that add a touch of elegance while allowing for natural light control. The room is enhanced by a charming feature fireplace, providing a cosy ambiance. Fitted carpet, radiator. The room is adorned with thoughtful details such as a dado rail, picture rail and coving, contributing to its character and style. Completing the aesthetic is a ceiling rose, adding a touch of sophistication to the overall design.

Another Aspect Of The Living Room



Open Plan Living & Kitchen 28'1" x 19'2" (8.56m x 5.85m)



This open-plan kitchen/diner/family room is a standout feature of the home, offering a seamless blend of style and functionality. The space is illuminated and connected to the outdoors by impressive biofold doors that open onto the patio, creating a harmonious indoor-outdoor living experience. Skylight windows in the ceiling enhance the natural light, contributing to a bright and airy atmosphere. A cosy touch is added with the presence of a log burner, creating a warm and inviting focal point and the ceiling spotlights add a modern touch and ensure well-lit functionality in the space.

The kitchen is both stylish and functional, featuring a range of wall and base units with ample worktop space. A central island with a Belfast sink and drainer serves as a focal point, providing additional workspace and room for a breakfast bar. Well-equipped with integrated appliances, including a dishwasher and wine cooler, while the built-in electric oven and gas hob with an extractor hood over cater to culinary needs.

Overall, this open-plan kitchen/diner/family room is a perfect hub for entertaining, family gatherings, and daily living, offering a harmonious balance of aesthetics and practicality.

Another Aspect



Another Aspect 1



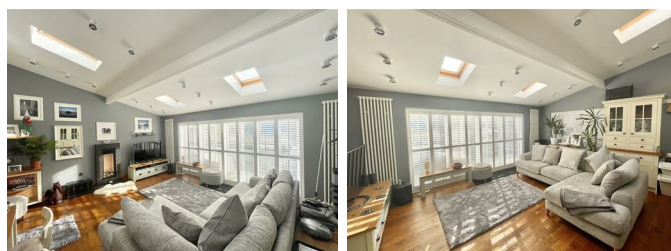
Kitchen Area



Dining Area



Sitting Area



Utility Room 8'5" x 8'5" (2.56m x 2.57m)



The utility room is a highly functional space, fitted with a range of wall and base units, it provides ample storage for organizational needs. The worktop space over the units, complemented by a ceramic sink unit. Equipped with integrated appliances, including a fridge/freezer and a microwave, the utility room is tailored for convenience. Plumbing for a washing machine further enhances its utility, making it an ideal space for laundry tasks. The tiled flooring not only contributes to easy maintenance but also adds a touch of sophistication to the room.

Shower Room



The ground floor shower room is a convenient and well-designed space, featuring a three-piece suite for practical and functional use. The suite comprises a shower cubicle, a wash hand basin and a WC, catering to the daily needs of residents and guests. Radiator, two frosted double glazed windows at the rear, complemented by wooden shutter blinds for privacy and a touch of elegance. Part-tiled walls and tiled

flooring contribute to a clean and modern aesthetic while ensuring easy maintenance.

Store Room

Up and over door.

First Floor

Landing



Double glazed window to front with wooden shutter blinds, staircase leading to the attic room, fitted carpet, radiator.

Master Bedroom 11'7" x 12'5" (3.53m x 3.79m)



The master bedroom is a splendid and inviting retreat. The room is enhanced by a double glazed bay window at the front, adorned with wooden shutter blinds, providing both a source of natural light and picturesque far-reaching views. Adding to the character of the room is a fireplace, creating a cosy and elegant focal point. Thoughtful details such as a picture rail, coving to the ceiling and a ceiling rose add a touch of sophistication to the overall design.

Bedroom 2 11'11" x 12'5" (3.62m x 3.79m)



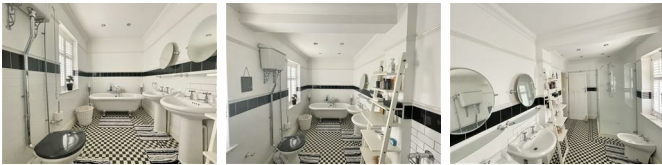
Double glazed window to rear wooden shutter blinds, fireplace, radiator, fitted carpet, picture rail, coving to ceiling with ceiling rose.

Bedroom 3 10'2" x 8'5" (3.11m x 2.56m)



Double glazed window to front wooden shutter blinds, radiator, fitted carpet, picture rail, coving to ceiling with ceiling rose.

Bathroom 3645'0" x 3645'0" (1111 x 1111)



The family bathroom is a spacious and well-appointed retreat, featuring a four-piece suite that includes a bath with a shower cubicle, twin wash hand basins, bidet and a WC. The room offers versatility and convenience for various bathing preferences. Two double glazed frosted windows at the rear, complemented by wooden shutter blinds add a touch of elegance. Part-tiled walls and tiled flooring contribute to a clean and sophisticated aesthetic, while ensuring easy maintenance. Practicality meets luxury with the inclusion of a heated towel rail.

Second Floor

Attic Room



The attic room, utilized by the current owner as a bedroom, is a unique and versatile space. The room is well-illuminated by four skylights, allowing natural light to fill the space and create a bright and airy ambiance.

A fireplace adds to the character and warmth of the room, creating a charming focal point. Elements makes this attic room a comfortable and inviting area for various uses.

External



Rear Garden



Agents Note

Tenure - Freehold

Council Tax Band - E

Services -

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic-15 Mbps Superfast-71Mbps

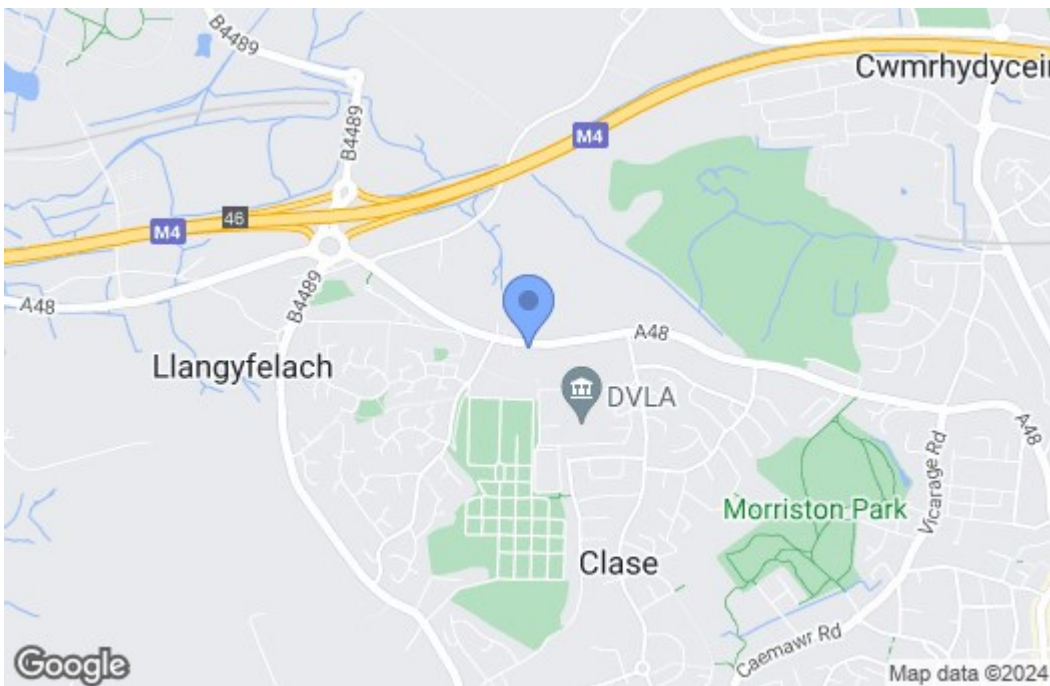
UltraFast-1000Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

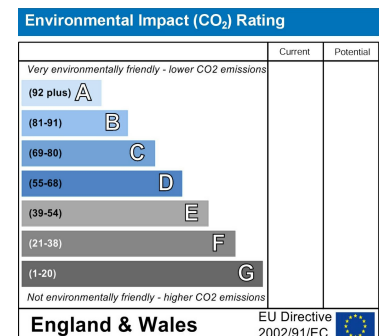
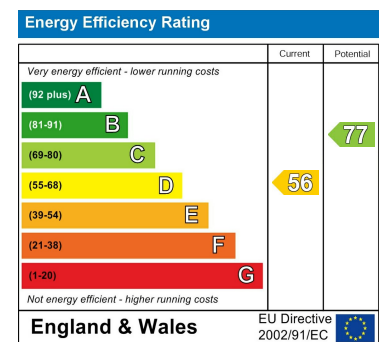
Floor Plan



Area Map



Energy Efficiency Graph



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