



Waun Fawr, £325,000

- Modern 4 bed semi-detached townhouse located in the sought-after Parc Ceirw development
- Enclosed rear garden
- Excellent access to the M4 and local amenities in Morriston town
- Driveway for Two Cars including EV Charger
- No Ongoing Chain



 4  2  1



About the property

An exceptional opportunity to acquire this brand-new four-bedroom semi-detached home, ideally situated within the sought-after area of Waun Fawr, Parc Ceirw, Morriston.

Designed with modern family living in mind, this beautifully finished property offers generous accommodation, contemporary interiors, and energy-efficient features throughout.

This impressive property is part of a new development that combines contemporary living with practicality. Upon entering, you are welcomed by a hallway that leads into the modern kitchen/diner, which flows seamlessly into the lounge. The property also features four bedrooms, to which three are double bedrooms and a beautiful modern family bathroom.

This property over three floors equates to a total area of 1,128ftsq

Externally the driveway which can accommodate two/three vehicles also features an electric vehicle charging point for added convenience.



Accommodation

Ground Floor Hallway

Kitchen

12' 7" x 8' 8" (3.84m x 2.64m)

Wc

4' 4" x 2' 6" (1.32m x 0.76m)

Lounge

10' 10" x 16' (3.30m x 4.88m)

Ground Floor - Amtico flooring throughout
 Living Room - Benefits from patio doors that open to the garden and built in TV points and sockets. Main Family Bathroom -Features both a WC, sink, bath and a shower.
 Ground Floor WC/Cloak Room -Separate from the family bathroom.
 Kitchen - Has space for a table and seating area (as per the plan). It also includes fitted Venetian blinds, an integrated extractor, cooker, fridge, and freezer, as well as modern fitted units.

Stairs & Bedrooms: Fully carpeted

StorageIncludes a handy under-stairs store cupboard in the living room and an additional under-eaves store off the 2nd floor landing.

Master Bedroom (2nd Floor) - Includes built-in wardrobes and an en-suite with WC, sink and large walk-in shower. The master bedroom also has its own dedicated heating controls.

All Rooms - Have blinds installed.

First Floor Landing

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Bedroom Three

11' 4" x 8' 11" (3.45m x 2.72m)

Bedroom One

9' 4" x 16' (2.84m x 4.88m)

Bedroom Four

7' 5" x 6' 9" (2.26m x 2.06m)

Family Bathroom

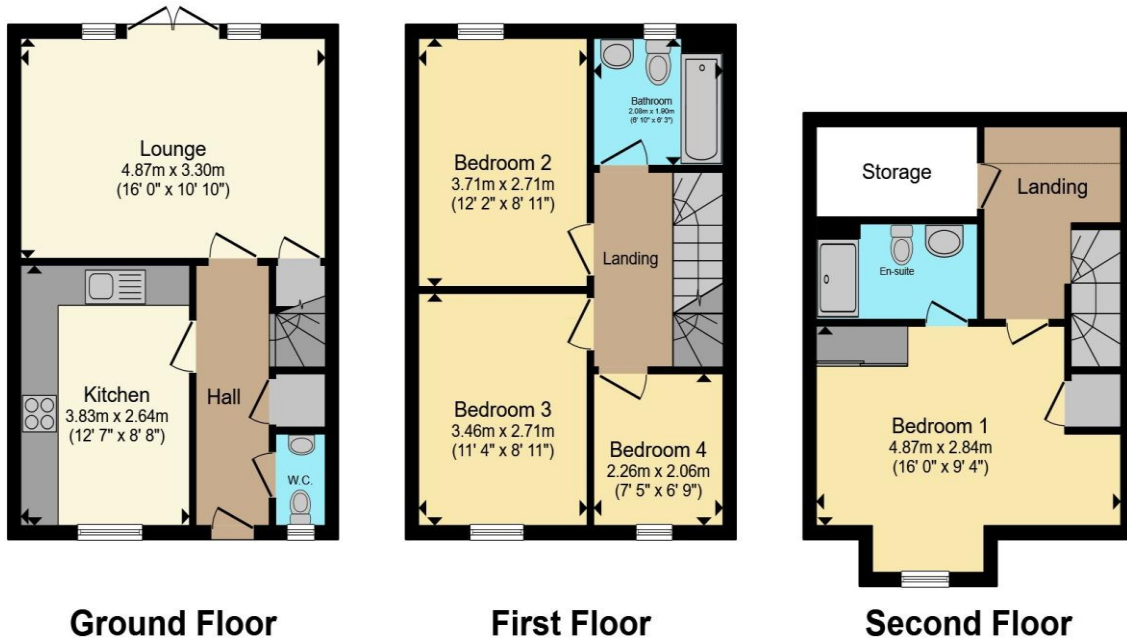
6' 3" x 6' 10" (1.91m x 2.08m)

Bedroom One Ensuite

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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