

# Caemawr Road, £300,000

- Detached Family Home
- Enclosed Rear Garden
- Three Double Bedrooms
- Garage To The Rear
- Multiple Reception Rooms
- EPC Rating: Awaited









## About the property

Nestled in a sought-after location in Morriston, this beautifully presented stone-fronted detached property offers a perfect blend of traditional charm and modern living - ideal for growing families or first-time buyers looking to settle into a spacious and well-maintained home.

Boasting three generously sized double bedrooms - including a characterful attic bedroom - this home offers flexible accommodation across three floors. The ground floor features ma WC, multiple reception rooms, perfect for both relaxed family living and entertaining. The fully fitted modern kitchen opens through double doors onto a stunning, enclosed rear garden - a private and peaceful haven ideal for children, pets, or al fresco dining.

The garden also provides direct access to the garage at the rear, offering practical convenience alongside secure parking or additional storage.

Throughout, the property has been lovingly maintained, combining contemporary finishes with original features. Located within easy reach of the M4 for commuting, as well as Morriston Hospital, Swansea City Centre, local schools, and a variety of shops and amenities, this is a home designed for comfort,



## Accommodation

**Entrance Hall** 

**Bathroom** 

#### **Living Room**

14' 2" Max x 11' 4" Max ( 4.32m Max x 3.45m Max

#### **Dining Room**

11' 7" x 8' 4" ( 3.53m x 2.54m )

#### Kitchen

12' Max x 15' 7" Max ( 3.66m Max x 4.75m Max )

WC

#### Landing

#### **Bedroom One**

16' 1" Max into eves x 17' 1" Max ( 4.90m Max into eves x 5.21m Max )

#### **Bedorom Two**

11'7" x 10'2" (3.53m x 3.10m)

#### **Bedroom Three**

10' 2" x 11' 4" ( 3.10m x 3.45m )

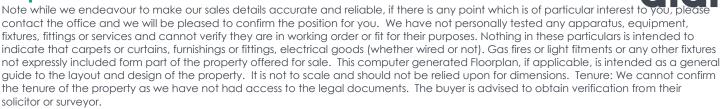
### morriston@peteralan.co.uk

## **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.focalagent.com

## **Important Information**



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let