



£210,000
freehold

**Clasemont Road,
Morriston SA6 6AJ**

- EPC Rating: F
- 3 Bedroom Detached
- 3 Reception Rooms
- Large Rear Garden





About The Property

We are pleased to offer this fantastic opportunity to purchase a 3 bedroom detached property in Clasemont Rd. The property does require updating and has huge potential with its spacious rooms, mature rear garden with stunning views over the countryside and golf course plus with extra land to the side for a potential extension (stp). The property is located within close proximity to local amenities, M4 motorway and the local golf course just to the rear of the garden, The accommodation briefly comprises of 3 reception rooms, kitchen, utility room plus wet-room and separate w/c. To the upstairs are 3 good size bedrooms, bathroom and separate w/c. To the outside is the mature rear garden with fantastic views that can be taken in from the patio and lawn areas plus garage to the side with driveway and parking for 4+ cars. The property further benefits from gas central heating and part double glazing. To book a viewing on this ideal family home please call us today. No Chain!!!

Accommodation

Entrance

Enter the property via wooden side door to the hallway

Hallway

Radiator, staircase and storage under, access to:-

Dining Room

10' 10" x 10' 3" (3.30m x 3.12m)

Double glazed box window to the front, radiator, fitted carpet and coving to the ceiling.

Sitting Room

16' 5" x 12' 6" (5.00m x 3.81m)

Double glazed sliding patio doors to the rear garden with fantastic views over the garden and beyond, sliding internal doors open to the lounge, radiator, coving to the ceiling and fitted carpet.

Peter Alan - Morriston

01792 798201
morriston@peteralan.co.uk
peteralan.co.uk



Landing

Double glazed window to the side, loft access, fitted carpets.

Bedroom 1

12' 5" x 12' 1" (3.78m x 3.68m)
Two double glazed windows to the front, radiator, fitted wardrobe.

Bedroom 2

12' 5" x 12' (3.78m x 3.66m)
Two double glazed windows to the rear with views over the countryside and golf course, radiator, fitted wardrobe.

Bedroom 3

11' 9" max x 10' 2" max (3.58m max x 3.10m max)
Two double glazed windows to the front, radiator, fitted wardrobe.

Lounge

14' 11" x 12' 5" (4.55m x 3.78m)
Double glazed box window to the front, two radiators, fitted carpet.

Kitchen

9' 1" x 7' 10" (2.77m x 2.39m)
Fitted with a range of wall and base units with worktop space over, sink unit, space for cooker and dishwasher, double glazed window to the side. Gas central heating and water boiler fitted.

Wetroom

5' x 4' 6" (1.52m x 1.37m)
Electric shower fitted over tiled flooring, tiled walls, extractor fan, double glazed window to the rear,

W/c

5' 4" x 2' 5" (1.63m x 0.74m)
Double glazed window to the rear, w/c fitted.

Utility Room

4' 11" x 3' 8" (1.50m x 1.12m)
Single glazed window to the side, plumbing for washing machine.

Bathroom

Fitted with a bath suite with electric shower fitted over, wash hand basin, radiator, double glazed window to the side, airing cupboard.

W/c

Double glazed window to the side, w/c fitted.

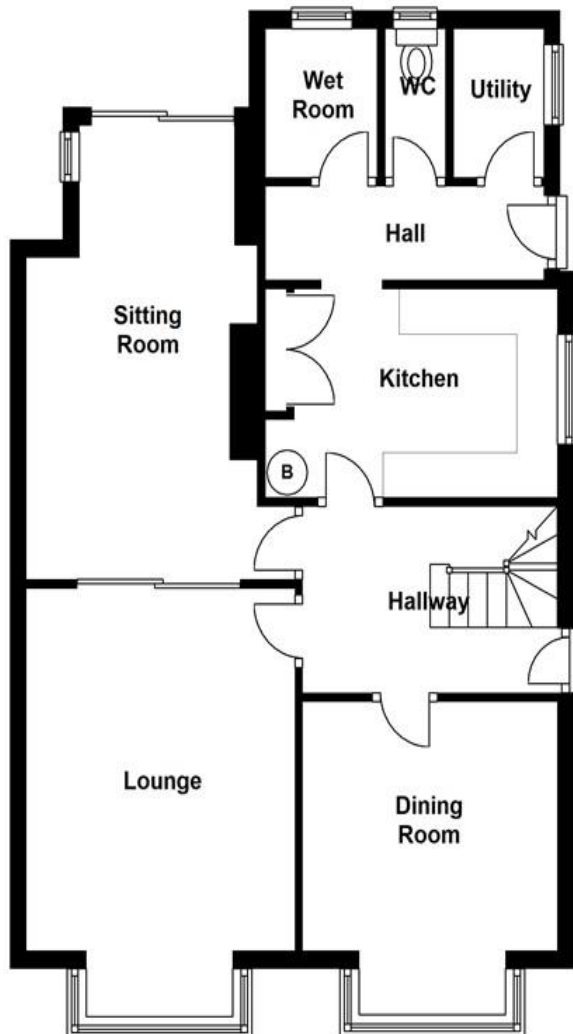
Garden

Front Garden- Laid to tarmac with parking spaces and access to side with carport and detached garage.

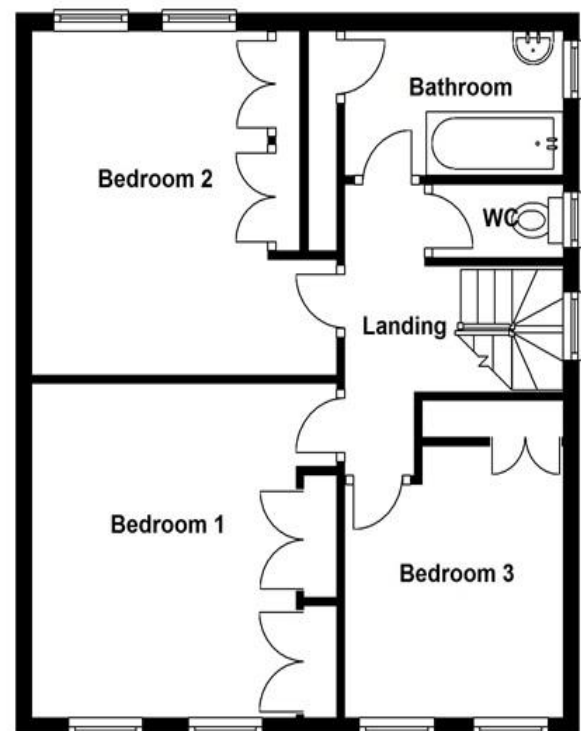
Rear Garden- Patio area laid to concrete slabs, mature lawn, plants and trees with views to the golf course and beyond.

Land to Side- Potential for extension (stp)

Ground Floor



First Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.