



## 111 Waun Fawr, Parc Ceirw, Cwmrhydyceirw, Swansea, SA6 6FG

**£275,000**

Welcome to this modern semi-detached townhouse located in the highly sought-after area of Parc Ceirw. Spanning approximately 947 square feet, 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 lounge, which flows seamlessly into a stylish kitchen. This open-plan design is perfect for both entertaining guests and enjoying everyday family life. The ground floor also features a convenient WC, adding to the home's functionality. As you ascend to the first floor, you will discover two generously sized double bedrooms, ideal for family members or guests, along with a well-appointed family bathroom. The top floor is dedicated to a master suite, complete with its own ensuite bathroom, providing a private sanctuary for relaxation and comfort.

This property is designed with modern living in mind, offering allocated parking with an electric charging point, ensuring convenience for electric vehicle owners. The charming front courtyard enhances the home's appeal, while the enclosed rear garden features both a patio and lawned area, perfect for outdoor enjoyment. Situated in close proximity to Morriston Hospital and a selection of reputable primary and secondary schools, this home is particularly well-suited for families. The M4 corridor is easily accessible, making commuting to nearby cities a breeze. Additionally, the local amenities of Morriston town are just a short distance away, ensuring that all your daily needs are readily met.

## The Accommodation Comprises

### Ground Floor

#### Hall



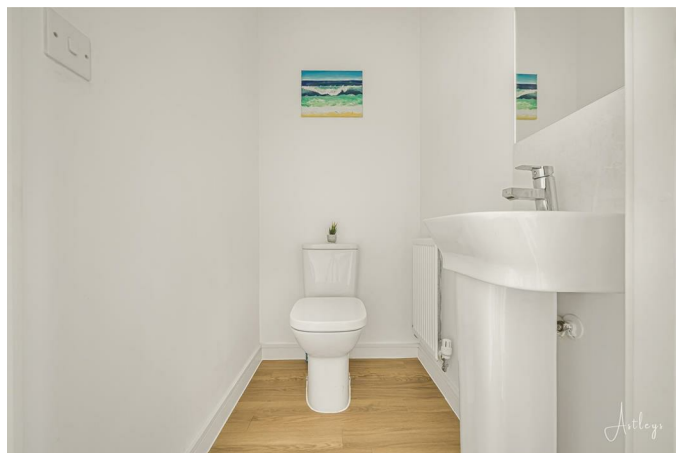
Entered via door to front, staircase to first floor, radiator, laminated flooring, door leading into the lounge.

#### Lounge 13'0" x 7'10" (3.97m x 2.38m)



A bright and modern space featuring a full-height double glazed window to the front, allowing plenty of natural light to fill the room. Additional features include a radiator, built-in storage cupboard and access to the WC. The room flows seamlessly into the kitchen through an open-plan layout, creating a sociable and functional living area.

#### WC



Two piece suite comprising, wash hand basin, WC. Tiled splashback, laminated flooring, radiator, extractor fan.

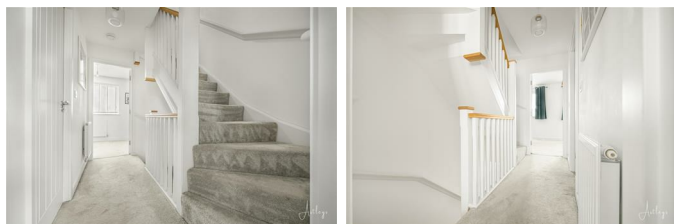
#### Kitchen 12'9" x 12'11" (3.89m x 3.94m)



Well-equipped and stylish, the kitchen is fitted with a range of wall and base units with worktop space over, incorporating a 1½ bowl stainless steel sink unit. Integrated appliances include a built-in fridge/freezer, dishwasher, washing machine, electric oven and a four-ring gas hob with extractor hood over. A cupboard houses the boiler, while ceiling spotlights provide a modern finish and the room has laminated flooring and a radiator. Double doors with windows to either side open out to the rear garden, filling the space with natural light and offering easy access for outdoor dining or entertaining.

#### First Floor

## Landing



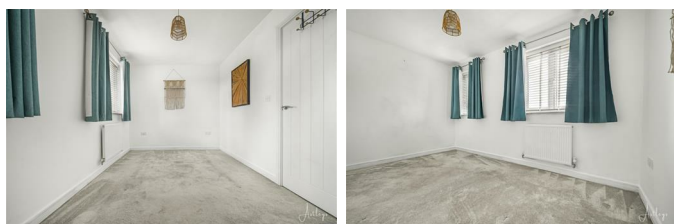
Staircase to second floor, radiator.

## Bedroom 2 10'2" x 12'8" (3.09m x 3.86m)



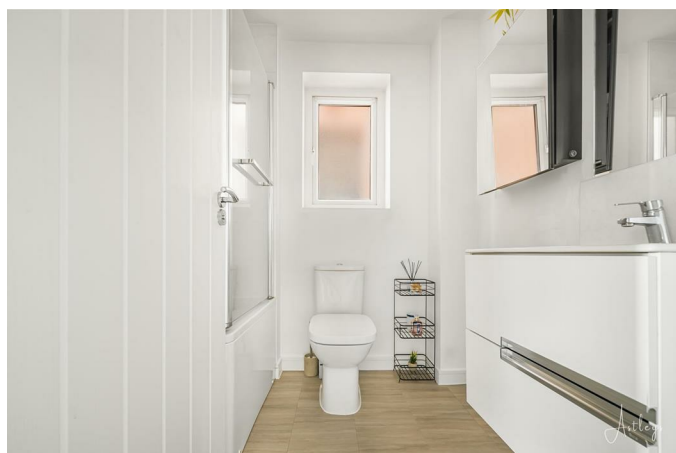
Double glazed window to rear, radiator.

## Bedroom 3 8'4" x 12'9" (2.53m x 3.89m)



Two double glazed window to front, radiator.

## Family Bathroom



Three piece suite comprising bath with shower over and glass screen, vanity wash hand basin and WC. Tiled splashbacks, ceiling spotlights, frosted double glazed window to side.

## Second Floor

### Landing



Port hole window, storage cupboard, radiator.

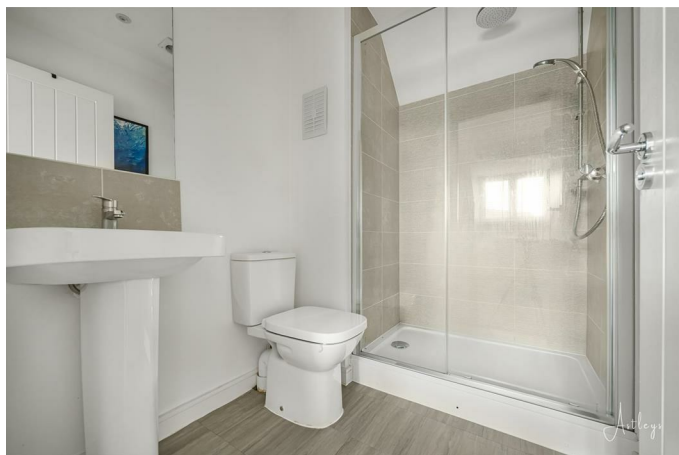
## Master Bedroom 9'6" x 11'8" (2.90m x 3.56m)



Double glazed window to front, storage cupboard, radiator, access to loft, door to en-suite.



### En-suite



Three piece suite comprising wash hand basin, tiled double shower cubicle and WC. Tiled splashbacks, radiator, ceiling spotlights, extractor fan.

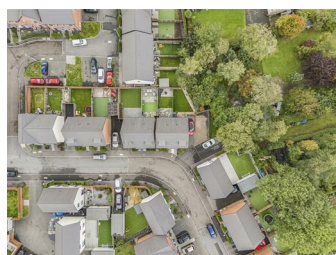
### External



To the front of the property is a small forecourt garden with a pathway leading to the front door, creating a welcoming entrance.

To the right of the property is allocated parking, complete with an electric vehicle charging point for added convenience. The enclosed rear garden offers a combination of patio and lawned areas perfect for outdoor relaxation, dining, or entertaining.

### Aerial Images



### Agents Note



Tenure - Freehold  
Council Tax Band - C  
Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter.

Mobile coverage -EE Vodafone Three O2

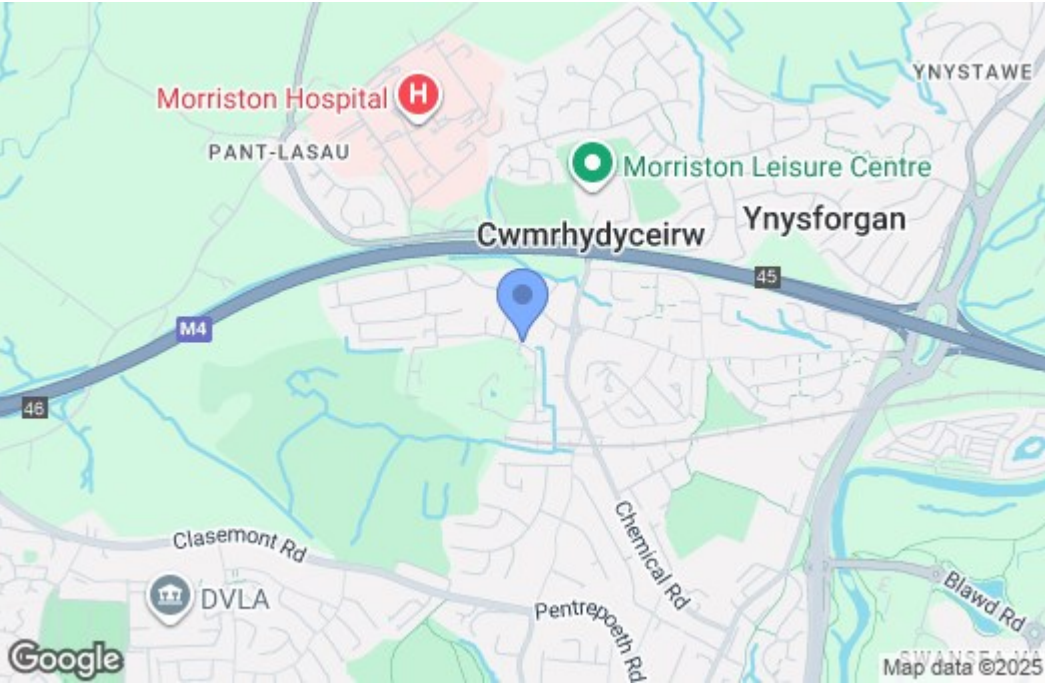
Broadband -Basic 11 Mbps Superfast 80 Mbps Ultrafast  
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

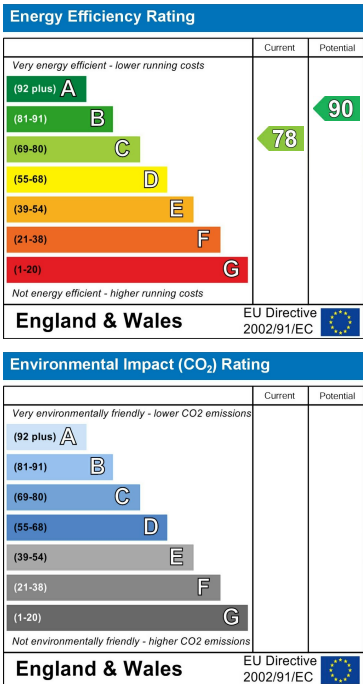
Floor Plan



Area Map



Energy Efficiency Graph



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