



## 10 Waun Fawr, Parc Ceirw, Morriston, Swansea, SA6 6FH

**Offers Over £399,000**

In the desirable area of Waun Fawr, Parc Ceirw, Swansea, this splendid detached house offers a perfect blend of comfort and convenience, making it an ideal family home. Spanning an impressive 1,345 square feet, the property boasts two reception rooms and a modern kitchen/dining/family room that runs the width of the house, providing ample space for relaxation and entertainment. Upon entering, you are greeted by a welcoming entrance hall that leads to a well appointed lounge and a versatile study, perfect for those who work from home. The ground floor also features a convenient utility room and a modern kitchen/dining/family room. This inviting space is enhanced by double doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The first floor comprises four generously sized bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and comfort for the whole family. A well-equipped family bathroom serves the additional bedrooms. Outside, the property is equally impressive, with a side driveway that accommodates parking and leads to a garage fitted with electric doors, power, and lighting. An electric vehicle charging point adds to the modern conveniences of this home. The rear garden is a delightful retreat, featuring an enclosed, level lawn and a paved patio area, perfect for alfresco dining or simply enjoying the outdoors. Conveniently located near Morriston Hospital and within easy reach of local schools, this property is perfectly suited for families seeking a vibrant community. With its thoughtful design and excellent amenities, this home is not to be missed.

## The Accommodation Comprises

### Ground Floor

#### Hall

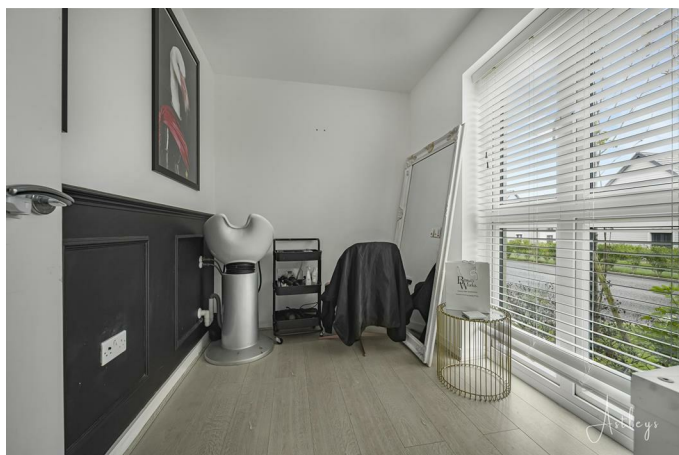
The property is entered via a front door with windows to either side, allowing natural light to enhance the space. The hallway features attractive tiled flooring, a radiator, staircase leading to the first floor.

#### Lounge 13'7" x 11'3" (4.13m x 3.43m)



Double glazed window to front, panelling on walls, radiator.

#### Study 6'4" x 9'2" (1.92m x 2.80m)



Double glazed window to front, laminate flooring, radiator.

#### WC

Two piece suite wash hand basin and WC. Tiled flooring, radiator.

#### Kitchen/Dining/Family Room 10'7" x 27'4" (3.22m x 8.32m)



The kitchen/dining/family room forms the heart of the home, offering a spacious and versatile area ideal for modern family living. The kitchen area is fitted with a range of wall and base units with worktop space over, incorporating a breakfast bar and a 1½ bowl stainless steel sink unit set beneath a double glazed window overlooking the rear garden. Integrated appliances include a built-in fridge/freezer, dishwasher, eye-level double oven and a four-ring gas hob with extractor hood over. The room is finished with tiled flooring and a radiator, while double glazed windows and doors to the rear fill the space with natural light and open directly onto the patio, perfect for indoor-outdoor living. A door leads through to the utility room for added convenience.







#### Utility Room 5'8" x 6'0" (1.73m x 1.83m)



Located off the kitchen, the utility room offers additional practicality with a base unit and worktop space, as well as plumbing for a washing machine. The room features tiled flooring, radiator, cupboard with the boiler. A double glazed door to the side provides convenient external access.

#### First Floor

##### Landing

The landing features a cupboard and decorative wall panelling. There is access to the loft via a pull-down ladder, with the loft being partly boarded for additional storage space.

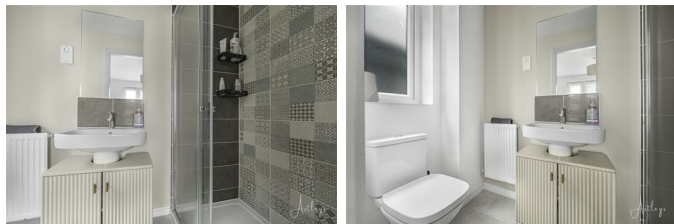
#### Master Bedroom 13'11" x 11'2" (4.24m x 3.40m)



The master bedroom exudes elegance and comfort, accessed through double doors that open onto a charming Juliet balcony, allowing fresh air and natural light to flood the space through the double glazed front window. The room flows seamlessly into a dedicated dressing area, thoughtfully designed with ample hanging space and shelving for organized storage. Radiator and a connecting door leads through to the stylish en-suite, completing this luxurious and inviting retreat.

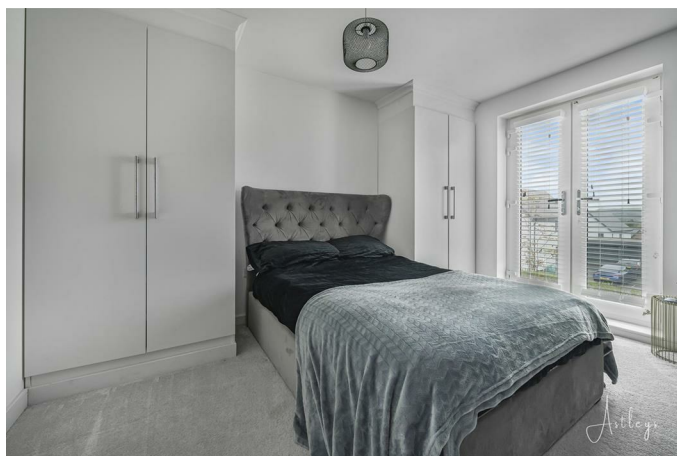


### En-suite



Three piece suite comprising wash hand basin, tiled double shower cubicle and WC. Tiled flooring, radiator, frosted double glazed window to side.

### Bedroom 2 12'3" x 9'4" (3.73m x 2.84m)



Double doors opening onto a Juliet balcony, fitted wardrobes, radiator.

### Bedroom 3 10'10" x 9'4" (3.30m x 2.84m)



Double glazed window to rear, radiator.

### Bedroom 4 9'0" x 10'4" (2.74m x 3.14m)



Double glazed window to rear, panelling on walls, radiator.

### Bathroom



Three piece suite comprising bath with shower over and glass screen, wash hand basin and WC. Tiled splashbacks, tiled flooring, radiator, frosted double glazed window to rear.

## External



To the front of the property is a small lawned garden and a side driveway leading to the garage, which benefits from electric doors, power and lighting. The driveway also features an electric vehicle charging point for added convenience. Side access provides a convenient route to the rear garden.

The rear garden is enclosed and level, featuring a paved patio area directly accessible from the double doors of the kitchen/family room — perfect for outdoor dining and entertaining. Beyond the patio lies a neatly maintained lawn with raised flower beds. A gate to the rear of the garden provides access to an additional area behind the garage, ideal for discreet bin storage.



**Garage 19'8" x 10'4" (6.00m x 3.16m)**

### Agents Note

Tenure - Freehold

Council Tax Band - E

Service Charge - £300.00 Per annum

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter

Driveway & Garage

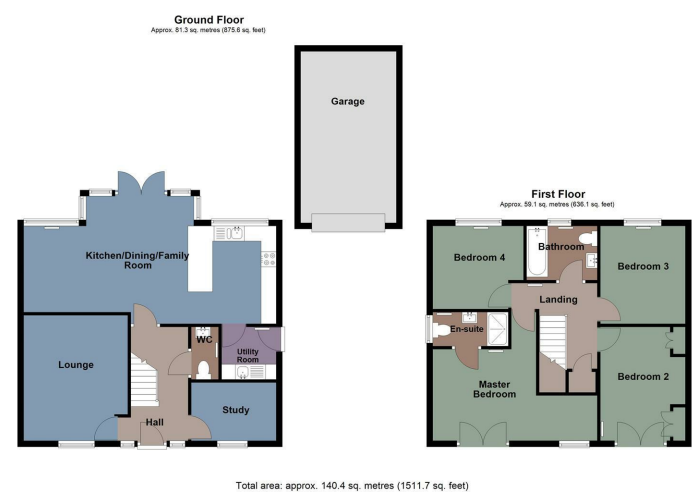
Mobile coverage - EE Vodafone Three O2

Broadband - Basic 14 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin



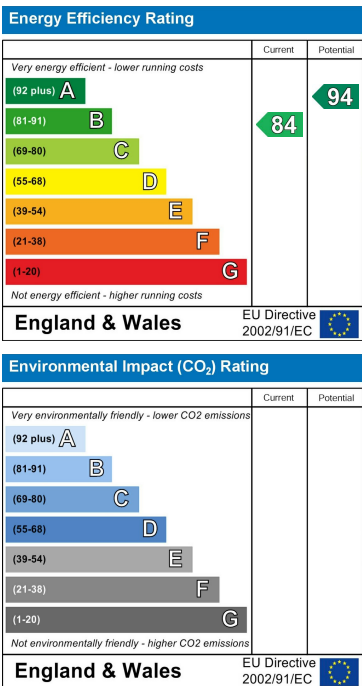
Floor Plan



Area Map



Energy Efficiency Graph



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