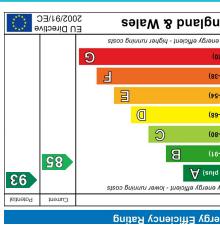
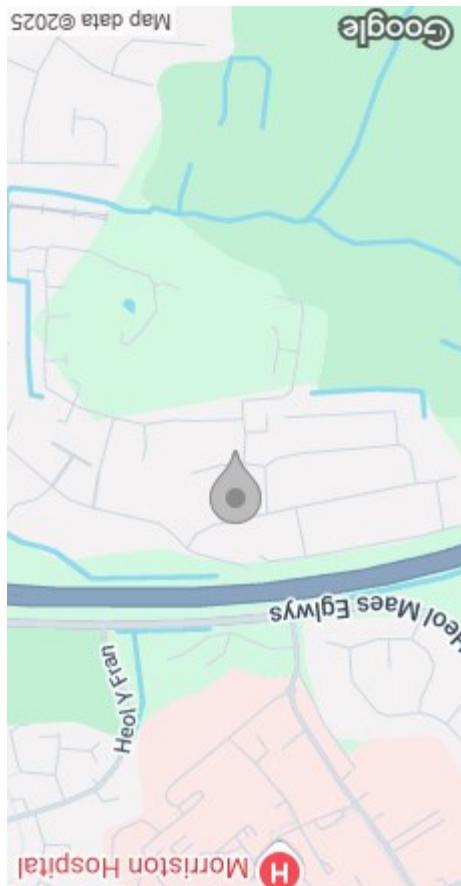


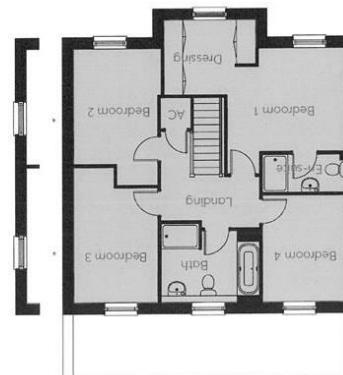
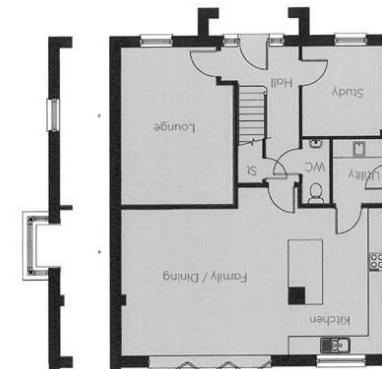
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



## 21 Open Session This Friday, 31ST January

Cae Canol, Parc Ceirw, off Maes y Gwernen Road, Morriston, SA6 6FF

Offers In The Region Of £499,995



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

\*\*OPEN SESSION FRIDAY 31ST JANUARY - PHONE TO MAKE YOUR APPOINTMENT/ENQUIRE ABOUT TIMES\*\*  
\*\*PART EXCHANGE CONSIDERED\*\*  
\*\* NEW BUILD DETACHED HOUSE "THE MONMOUTH" \*\*

Now ready for occupation on this award winning development, this four bedroom detached home by Edenstone homes, offers luxury living which boast sweeping views over the valley. With access to beautiful countryside, walking and cycling trails on your doorstep plus great transport links to the M4 and all other major road networks, it's just five miles to Swansea city centre! Coming soon, the quarry area will include a community hall featuring a gym and space for a wide cross section of community events plus play areas and football kick about area alongside outside gym equipment.

Taking a step inside...the ground floor accommodation comprises a separate lounge, study and a large family open-plan living area with bi-fold doors, opening onto enclosed rear garden and a high specification kitchen with door leading to the utility room. To the first floor, you will find the master suite with ensuite and dressing area, Three further double bedrooms and a modern family bathroom. Externally the property offers ample parking which leads to the double garage and front and rear landscaped gardens.



## FULL DESCRIPTION

### HALLWAY

### CLOAKROOM

### LOUNGE

35'5" x 26'2" (10.8 x 7.98)

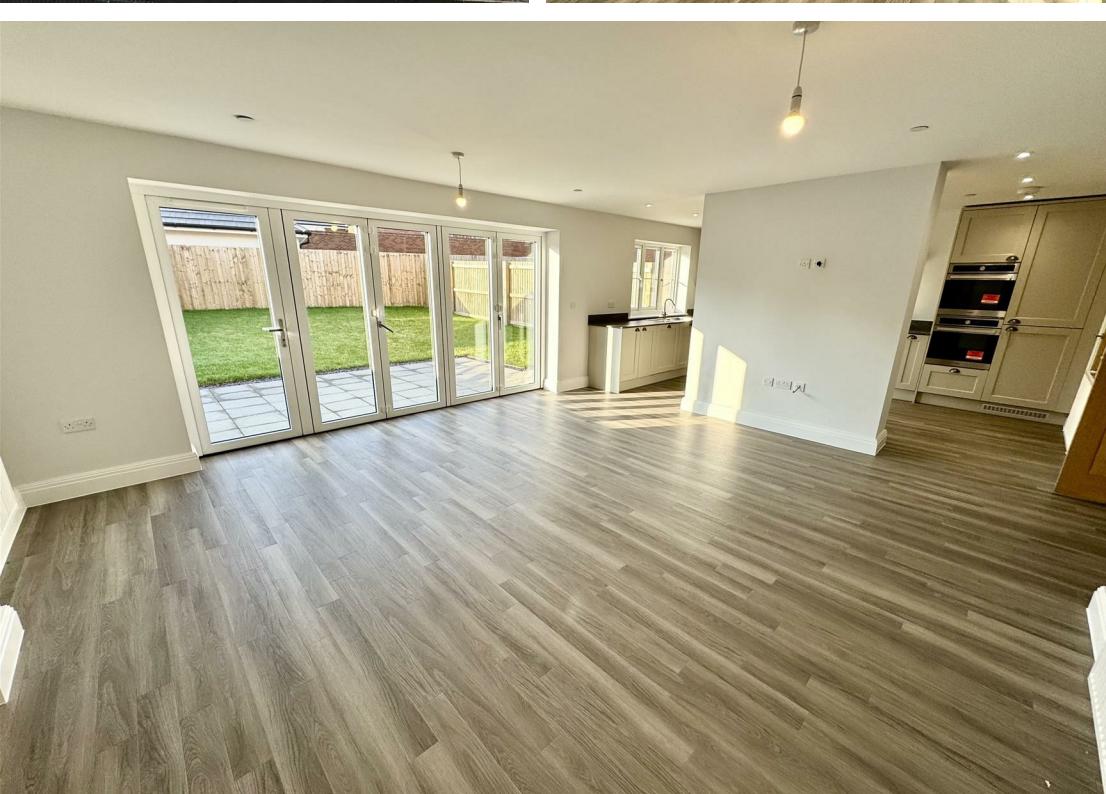
### STUDY

9'8" x 9'0" (2.95 x 2.76)

### FAMILY SPACE LEADING TO KITCHEN

23'3" x 13'5" (7.1 x 4.1)

Kitchen - Range of premium units, integrated oven and induction hob, stainless steel sink with chrome mixer tap, plumbing and space for washing machine



### UTILITY ROOM



### STAIRS TO FIRST FLOOR

### MASTER BEDROOM WITH DRESSING ROOM

12'4" x 10'8" (3.76 x 3.26)

### ENSUITE

Contemporary white sanitary ware, Porcelanosa premium ceramic wall tiling, chrome lever action taps.

### BEDROOM TWO

12'0" x 8'9" (3.68 x 2.67)

### BEDROOM THREE

12'5" x 9'10" (3.8 x 3.0)

### BEDROOM FOUR

10'9" x 8'8" (3.3 x 2.66)

### BATHROOM

Contemporary white sanitary ware, Porcelanosa premium ceramic wall tiling, chrome lever action taps.

### TENURE

Freehold  
Service charge £300 pa  
Includes management company maintenance of the development and use of facilities in the Quarry basin

### FURTHER INFORMATION

Build guarantee provided by NHBC  
Heating and electrics  
Gas central heating with energy efficient, wall mounted, combination boiler - boiler with cylinder and contemporary radiators  
TV points fitted to lounge/family room and main bedroom  
Wiring for Satellite TV from the roof space

