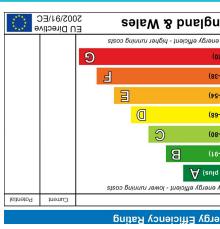


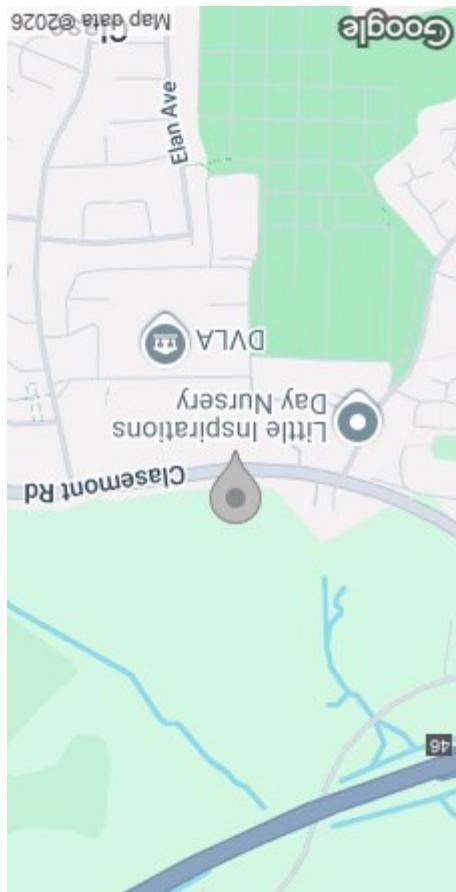


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

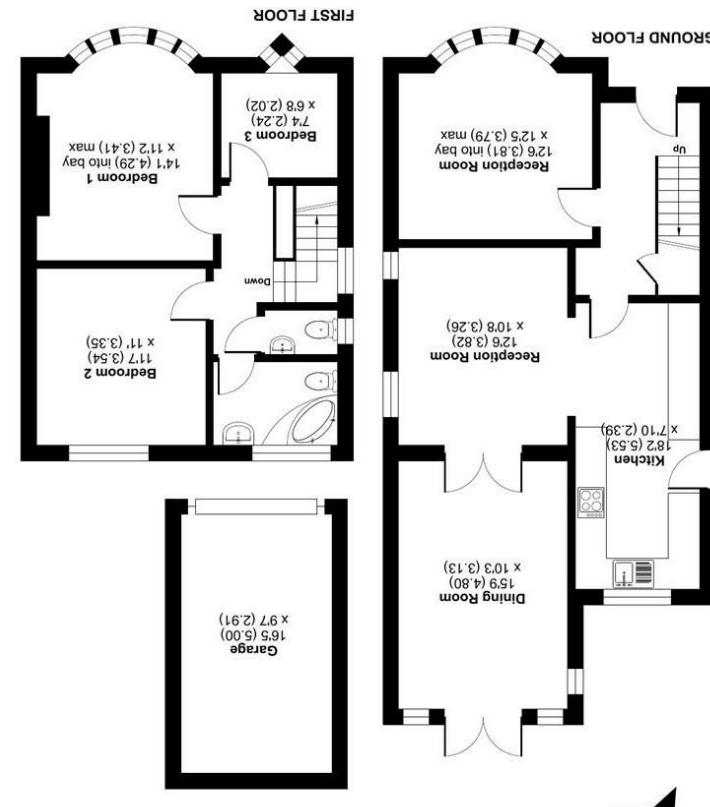
These particulars are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Clasemont Road, Swansea, SA6

FLOOR PLAN



331 Clasemont Road

Morriston, Swansea, SA6 6BU

Offers Over £350,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Situated on Clasemont Road in the charming area of Morriston, Swansea, this delightful detached house presents an excellent opportunity for families and professionals alike. Boasting three spacious reception rooms, this property offers ample space for relaxation and entertainment. The three well-proportioned bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is the enclosed rear garden, perfect for enjoying outdoor activities or simply unwinding in a private setting. Additionally, the property benefits from a driveway and a garage, ensuring that parking is never a concern.

Situated close to local amenities, this residence is ideally located for those who appreciate convenience. The proximity to the DVLA and Morriston Hospital makes it particularly appealing for professionals working in these sectors. Furthermore, the excellent transport links to the M4 ensure easy access to surrounding areas, making commuting a breeze.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are looking for a family home or a solid investment, this house on Clasemont Road is a must-see.



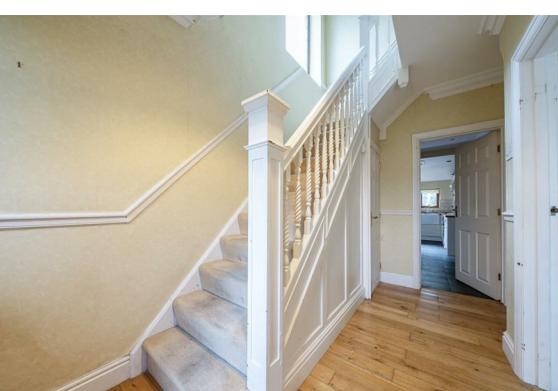
FULL DESCRIPTION

Entrance

Hallway

Reception Room

12'6 into bay x 12.5 max (3.81m into bay x 3.66m.1.52m max)



Reception Room

12'6 x 10'8 (3.81m x 3.25m)

Kitchen

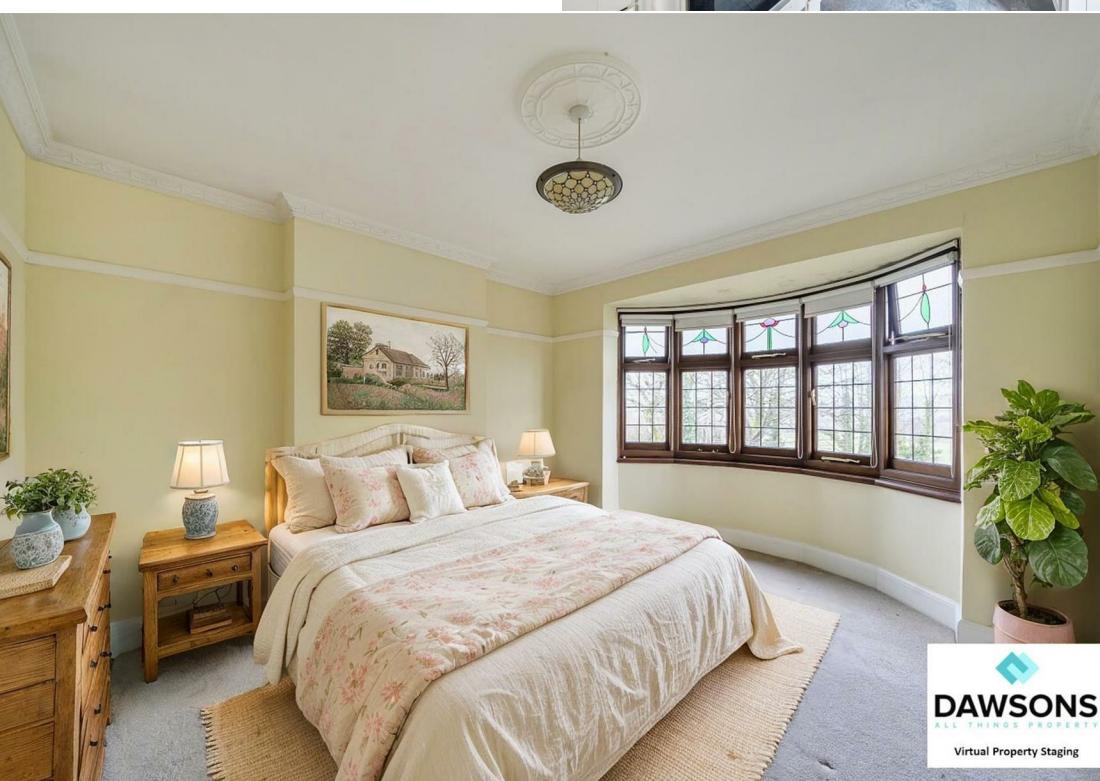
18'2 x 7'10 (5.54m x 2.39m)

Dining Room

15'9 x 10'3 (4.80m x 3.12m)

First Floor

Landing



Bedroom One

14'1 into bay x 11'2 max (4.29m into bay x 3.40m max)

Bedroom Two

11'7 x 11'0 (3.53m x 3.35m)

Bedroom Three

7'4 x 6'8 (2.24m x 2.03m)

Bathroom

W.C

External

Parking

Driveway and garage (16'5 x 9'7).

Council Tax Band

E

EPC

D

Tenure

Freehold

Services

Mains electricity, gas, water and sewerage.

The vendor has confirmed that there is broadband at the property, however you are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

