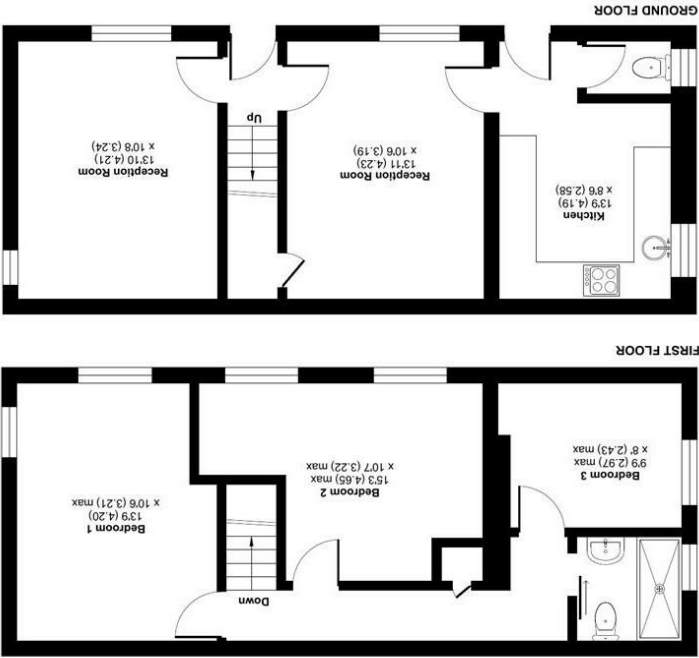


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © redroom 2025.
Produced for Dawsons Property. REF: 136066

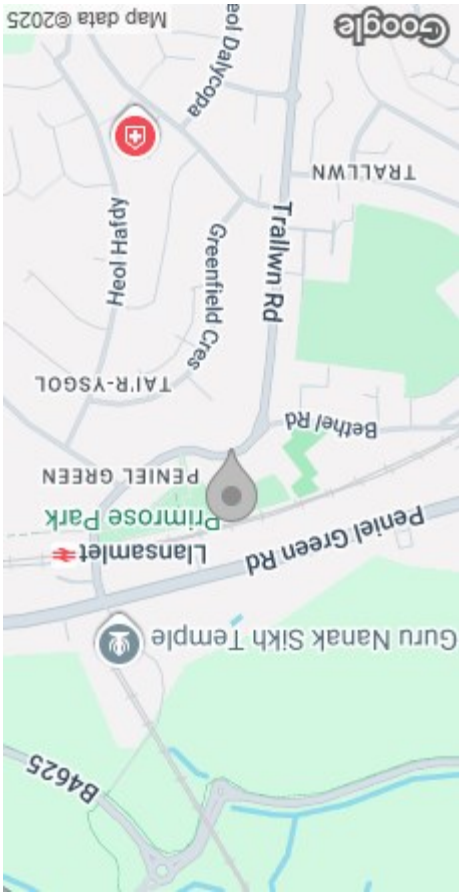


Bethel Road, Llansamlet, Swansea, SA7

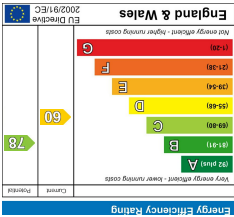
Approximate Area = 954 sq ft / 88.6 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Located on Bethel Road in the charming area of Llansamlet, Swansea, this delightful end terrace house offers a wonderful opportunity for both families and professionals alike. With three well-proportioned bedrooms, the property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

The versatile accommodation allows for a variety of living arrangements, making it ideal for those seeking flexibility in their home. Whether you envision a comfortable family space, a home office, or a guest room, this property can easily adapt to your needs.

Additionally, the property benefits from a driveway, providing off-road parking and ease of access. This feature is particularly valuable in a bustling area, allowing you to come and go with minimal hassle.

Convenience is at your doorstep, as the house is situated close to local amenities, providing easy access to shops, schools, and recreational facilities. Additionally, the excellent transport links to the M4 make commuting a breeze, connecting you to Swansea and beyond.

With no chain involved, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely home that combines comfort, convenience, and potential in one attractive package.

FULL DESCRIPTION

Entrance

Reception Room
13'10 x 10'8 (4.22m x 3.25m)

Reception Room
13'11 x 10'6 (4.24m x 3.20m)

Kitchen
13'9 x 8'6 (4.19m x 2.59m)

Cloakroom

First Floor

Landing



Bedroom One
13'9 x 10'6 max (4.19m x 3.20m max)

Bedroom Two
15'3 max x 10'7 max (4.65m max x 3.23m max)

Bedroom Three
9'9 max x 8'0 max (2.97m max x 2.44m max)



Shower Room

External

Parking
Driveway

Council Tax Band
C

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water (billed) and sewerage. 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.

Additional Information
The roof is in the process of refurbishment, a receipt for the work will be available before completion.

