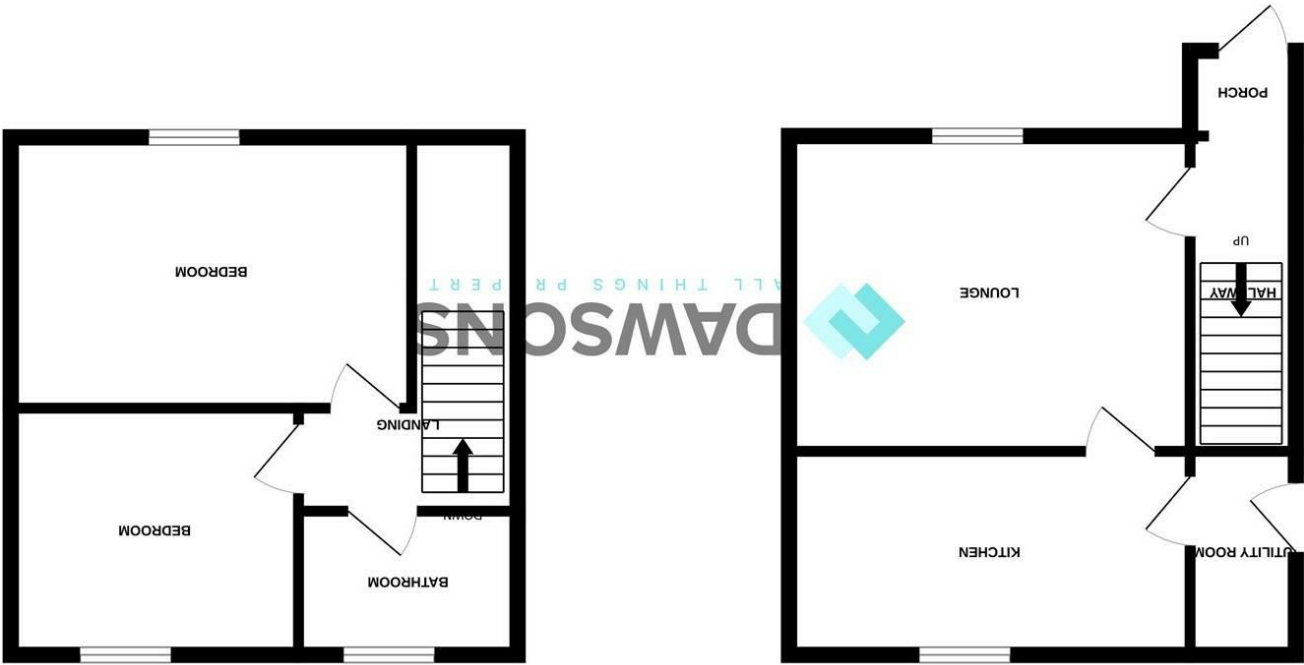




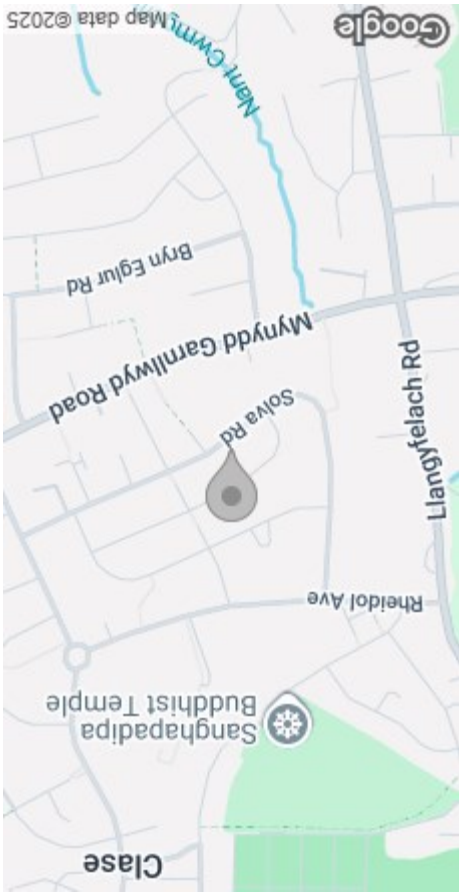
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T 01792 700 777 E mo@dawsonsproperty.co.uk  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FLOOR PLAN



AREA MAP

60 Solva Road  
Clase, Swansea, SA6 7NU  
Offers Over £140,000





GENERAL INFORMATION

Situated on Solva Road in Clase, Swansea, this well-presented semi-detached house offers a delightful living experience. With two comfortable bedrooms and a spacious reception room, this property is perfect for small families or professionals seeking a peaceful retreat.

The interior of the home is thoughtfully designed, ensuring a warm and inviting atmosphere throughout. The property boasts a well-maintained bathroom, providing all the necessary amenities for modern living.

One of the standout features of this home is the enclosed rear garden, which offers a private outdoor space ideal for relaxation or entertaining guests. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden provides a versatile area to suit your needs.

Conveniently located, this property is close to local amenities, making daily errands a breeze. Additionally, it is in proximity to the DVLA and Morriston Hospital, making it an excellent choice for those working in these institutions. The property also benefits from great transport links to the M4, ensuring easy access to Swansea and beyond.

With no chain involved, this home is ready for you to move in and make it your own.

FULL DESCRIPTION

Ground Floor

- Entrance
- Porch Opening to Hallway

Lounge  
14'7 x 11'5 (4.45m x 3.48m)

Kitchen  
13'7 x 7'3 (4.14m x 2.21m)

Utility Room  
7'5 x 3'4 (2.26m x 1.02m)

- First Floor
- Landing



Bedroom 1  
14'7 x 9'11 (4.45m x 3.02m)

Bedroom 2  
11'9 x 10'2 (3.58m x 3.10m)

Bathroom

External

Front Garden

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - A

EPC-D

Services

Mains Gas & Electric  
Mains 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.

