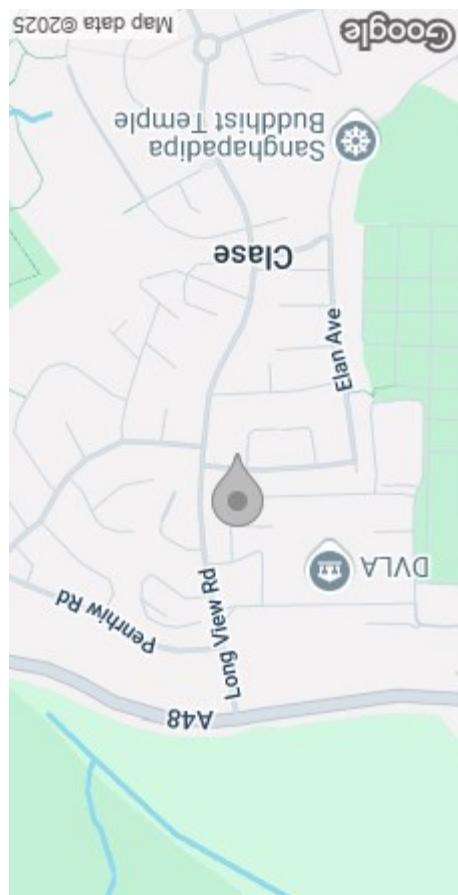


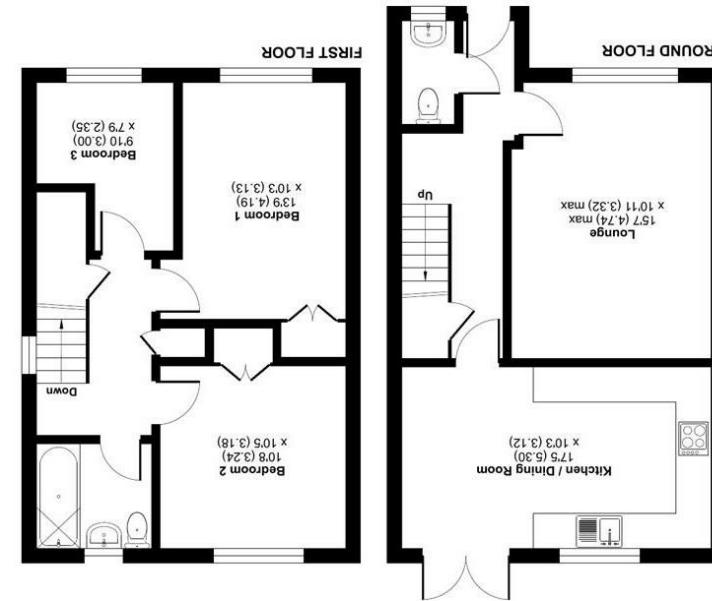
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchroom 2025.

EPC



AREA MAP



Beech Tree Close, Clase, Swansea, SA6

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



FLOOR PLAN



1 Beech Tree Close

Clase, Swansea, SA6 7NE

Asking Price £215,000



DAWSONS
ALL THINGS PROPERTY

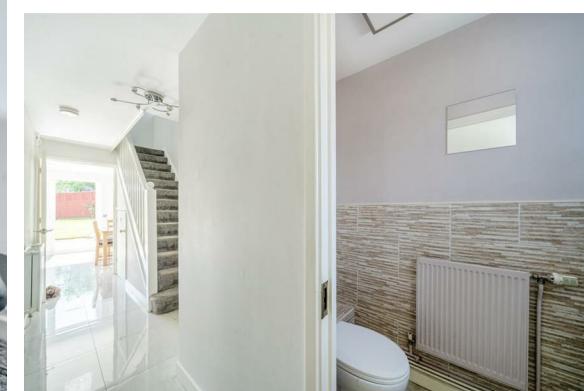
GENERAL INFORMATION

Situated in the charming Beech Tree Close in Clase, Swansea, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With three spacious bedrooms and a well-appointed bathroom, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed by an inviting reception room that provides ample space for relaxation and entertaining. The fitted kitchen, which opens seamlessly to the dining area, is ideal for both casual meals and formal gatherings, making it the heart of the home.

The well-maintained enclosed rear garden is a true gem, offering a private outdoor space for children to play or for hosting summer barbecues with friends and family. Additionally, the property boasts driveway parking, ensuring that you and your guests have convenient access.

Situated close to local amenities, including shops and schools, this home is also conveniently located near the DVLA and Morriston Hospital, making it an excellent choice for professionals. The great transport links to the M4 provide easy access to Swansea and beyond, enhancing the appeal of this lovely residence.

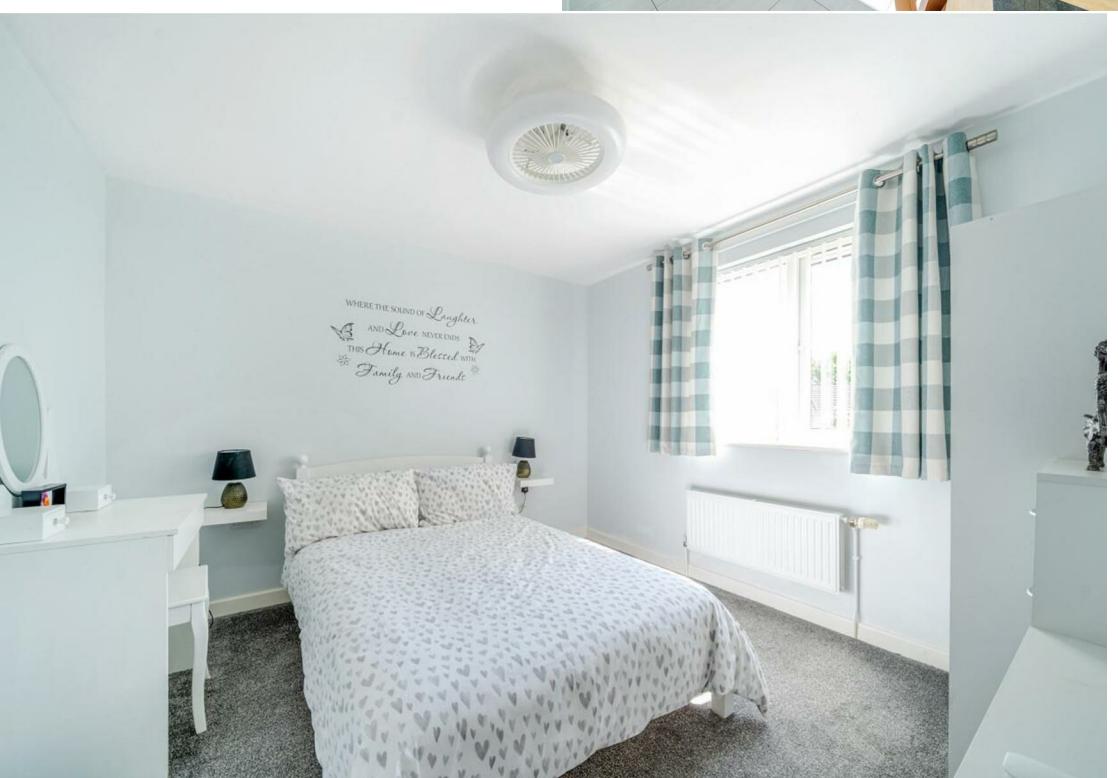


FULL DESCRIPTION

Entrance



First Floor



Landing



Bathroom



Bedroom One

13'9 x 10'3 (4.19m x 3.12m)



Bedroom Two

10'8 x 10'5 (3.25m x 3.18m)



Bedroom Three

9'10 x 7'9 (3.00m x 2.36m)



External

Parking

Gated driveway.

Council Tax Band

B

EPC

C

Tenure

Freehold

Services