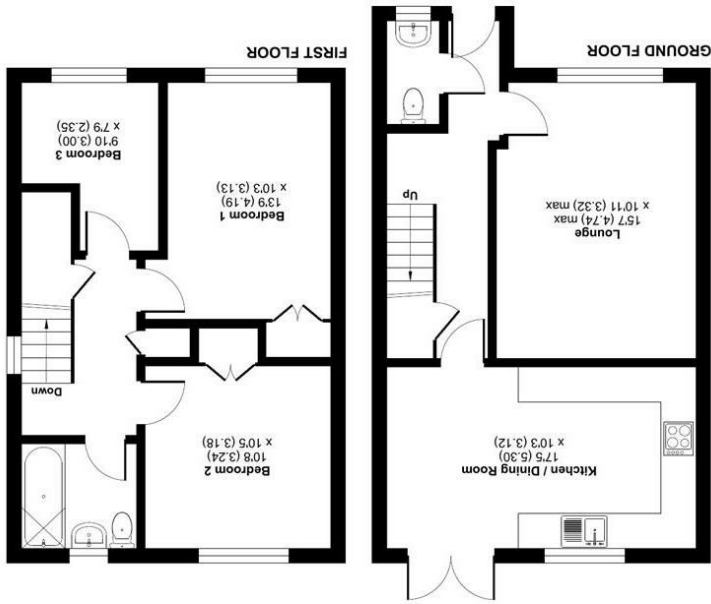


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

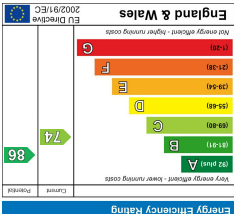
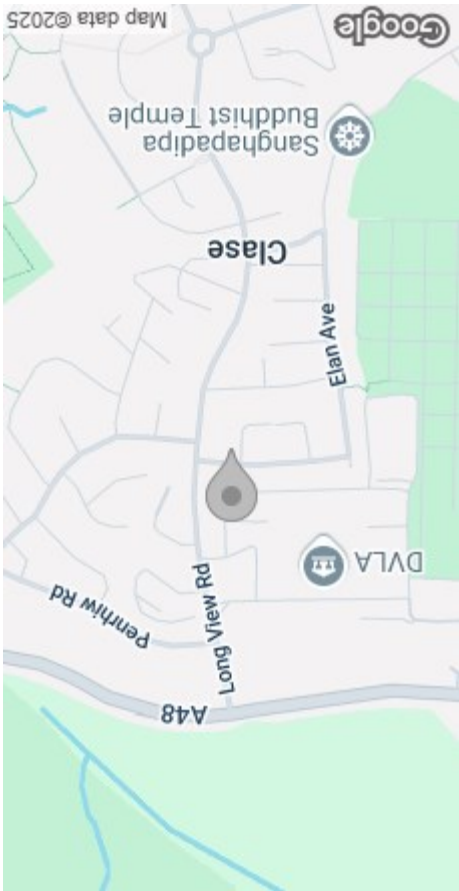
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (Producing Measurable Property, REF: 128333) © Dawson 2025.



Beech Tree Close, Clase, Swansea, SA6

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



EPC

AREA MAP

FLOOR PLAN

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 provide 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

Hallway

Cloakroom

Lounge
15'7 max x 10'11 max (4.75m max x 3.33m max)

Kitchen/Dining Room
17'5 x 10'3 (5.31m x 3.12m)

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

