



59 Midland Place, Llansamlet, Swansea, SA7 9QX

£190,000

An excellent opportunity to acquire this charming and characterful three bedroom terraced home with an attic room original to the house build circa 1900, for sale with no onward chain. Situated in Midland Place in the ever-popular quiet area of Llansamlet, the property is ideally positioned for convenient access to the M4 motorway, local amenities, well-regarded schools, the DVLA and Morriston Hospital, making it perfectly suited to families and commuters alike. The accommodation briefly comprises, to the ground floor, an entrance porch leading into a welcoming hallway, a spacious open-plan lounge/dining room, a fitted kitchen, and a ground floor bathroom. To the first floor are three well-proportioned bedrooms. A particular feature of the home is the original attic room, accessed via a fixed staircase from the landing, forming part of the property's original design. This versatile and generously sized space offers excellent flexibility and is currently utilised as an additional fourth bedroom, but could equally serve as a home office, hobby room or guest accommodation. Externally, the property benefits from a driveway to the front providing off-road parking for two vehicles. To the rear is a generously sized garden featuring a patio seating area, lawn, and a block-built storage unit with a recently replaced roof, along with a greenhouse and rear access. This delightful home combines period character with practical living space and offers excellent potential for further personalisation. An ideal first-time purchase, family home or investment opportunity.

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front, door leading into hallway.

Hall



Laminate flooring, staircase to first floor, radiator.

Lounge 10'10" x 13'2" (3.30m x 4.02m)



Double glazed window to front, gas fire set in and surround, open plan the dining area.



Dining Area 13'1" x 10'7" (3.99m x 3.23m)



Double glazed window to rear, radiator, leading into the kitchen.

Kitchen 12'0" x 8'9" (3.66m x 2.67m)



Fitted with a wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, space for dishwasher, washing machine and cooker, extractor hood, radiator, cupboard housing the boiler, double glazed window to side.



Inner Hall

Door leading to the bathroom and door to the garden.

Bathroom



Three piece suite with comprising, bath, wash hand basin and WC. Tiled walls, radiator, heated towel rail, access to loft, frosted double glazed window to side.

First Floor

Landing

Double glazed window to rear, staircase to the attic room.

Bedroom 1 12'8" x 10'5" (3.86m x 3.17m)



Double glazed window to rear, radiator.

Bedroom 2 11'8" x 10'2" (3.56m x 3.11m)



Double glazed window to front, radiator.

Bedroom 3 9'3" x 6'1" (2.82m x 1.85m)



Double glazed window to front, radiator.

Attic Room 17'8" x 16'5" (5.40m x 5.02m)



Two skylights.

External



To the front of the property, there is a driveway providing off-road parking for two vehicles.

To the rear, the property boasts a generously sized garden featuring a patio area ideal for outdoor seating, lawned area and additional benefits including a block built storage unit with a new roof, greenhouse and rear access.

Rear Garden



Aerial Images



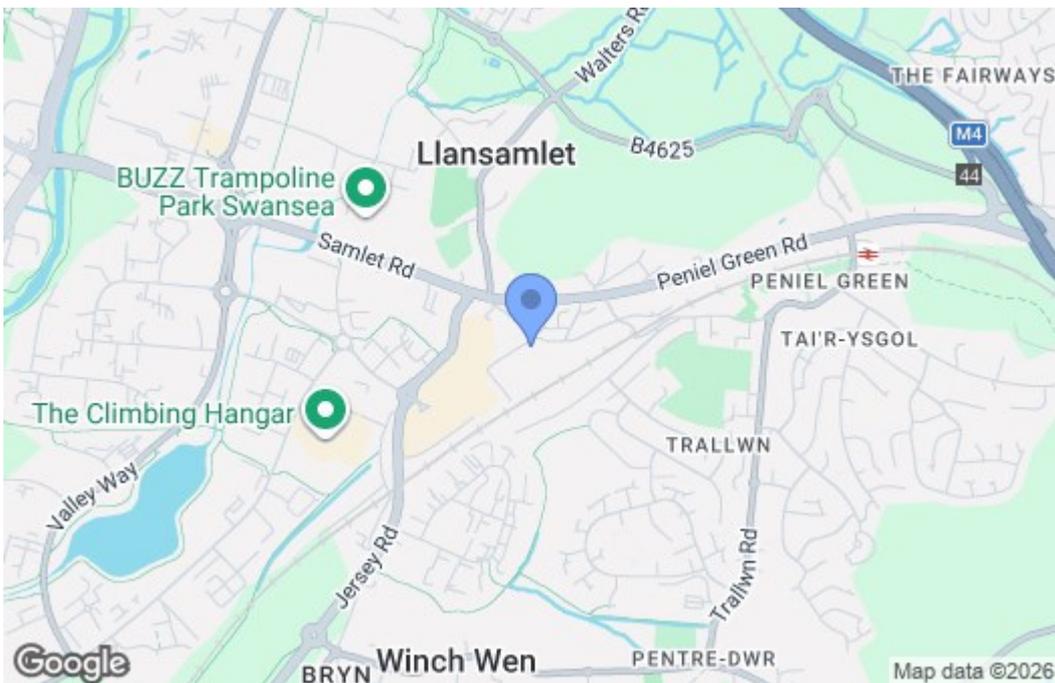
Agents Note

Tenure - Freehold
Council Tax Band - B
Services - Mains electric. Mains sewerage. Main Gas Water Meter.
Parking - Driveway
Mobile coverage - EE Vodafone Three O2
Broadband - Basic 5 Mbps Superfast 52 Mbps Ultrafast 10000 Mbps
Satellite / Fibre TV Availability - BT Sky Virgin

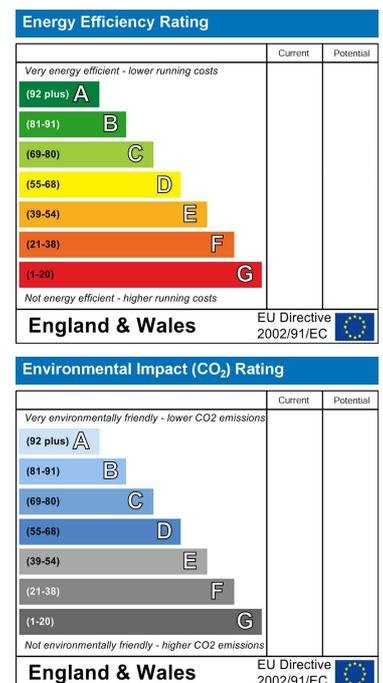
Floor Plan



Area Map



Energy Efficiency Graph



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