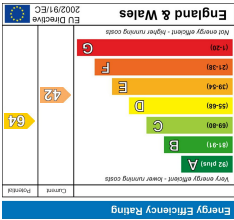
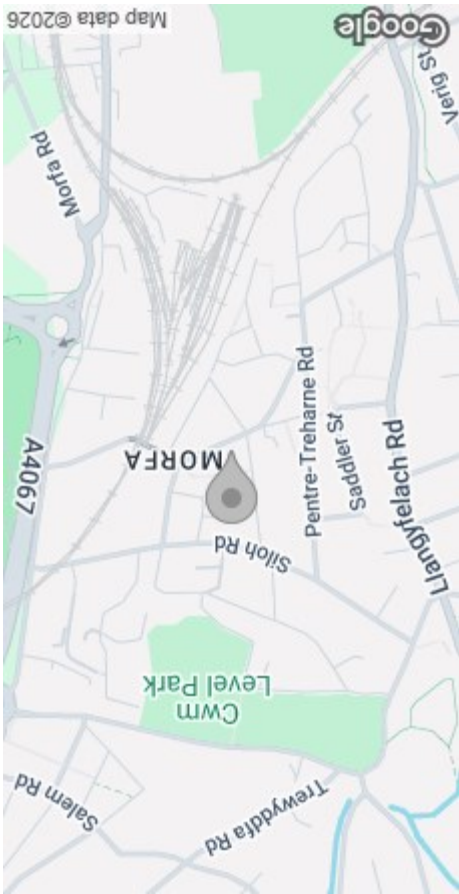


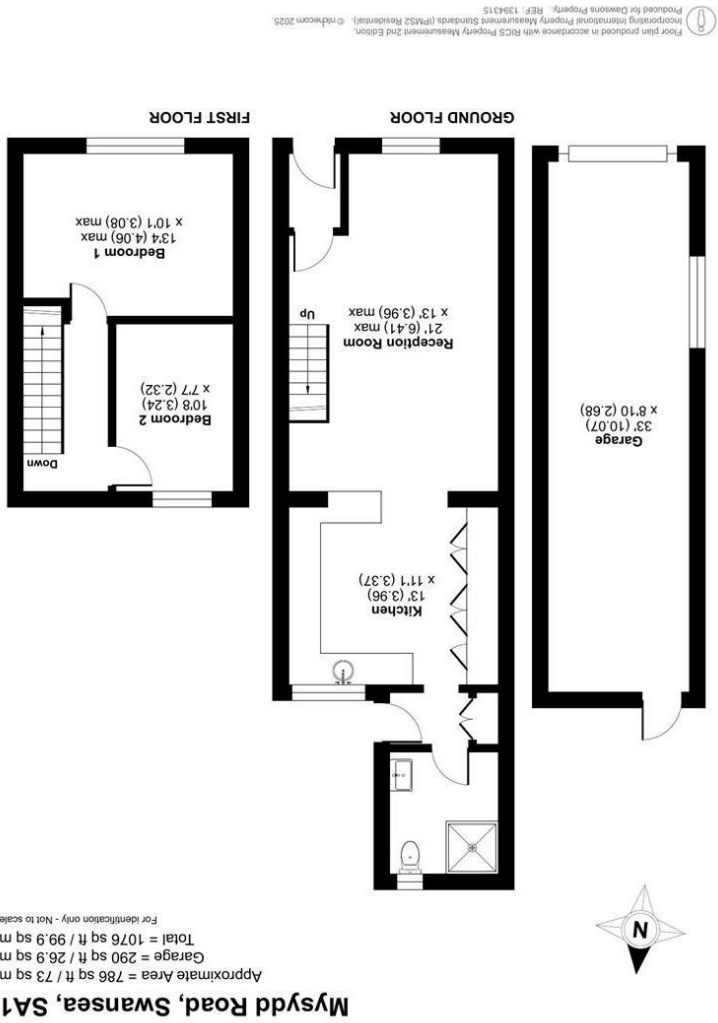
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



24 Mysydd Road
Landore, Swansea, SA1 2NZ
Offers Over £130,000



GENERAL INFORMATION

We are delighted to offer for sale this mid-terrace home in the popular Landore area of Swansea, a fantastic opportunity for first-time buyers.

The property comprises an entrance porch, lounge/dining room, and a kitchen featuring a breakfast bar with granite worktops, along with an inner hallway and shower room on the ground floor, Open Plan living through out the downstairs. Upstairs, there are two well-proportioned bedrooms.

Outside, there is a front forecourt and an enclosed rear garden, along with a spacious garage, currently arranged as a gym and storage area, offering versatile use.

Conveniently located close to local amenities and schools, the property also benefits from excellent transport links to the M4 Motorway, Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

Viewing is highly recommended to fully appreciate the accommodation and potential this home offers.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Reception Room

21'0" (max) x 12'11" (max)
(6.41m (max) x 3.96m (max))

Kitchen

12'11" x 11'0" (3.96m x 3.37m)

Inner Hallway

Shower Room

First Floor

Landing



Bedroom 1

13'3" (max) x 10'1" (max) (4.06m (max) x 3.08m (max))

Bedroom 2

10'7" x 7'7" (3.24m x 2.32m)

External

Front Forecourt

Enclosed Rear Garden

Garage

33'0" x 8'9" (10.07m x 2.68m)

Tenure - Freehold

Council Tax Band - A

EPC-E

Services

Mains Gas & Electric
Mains Sewerage

Water: Billed

Broadband – The current supplier Sky.
Type - Fibre

Mobile - There are no known issues with mobile coverage using the vendor's current supplier.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

