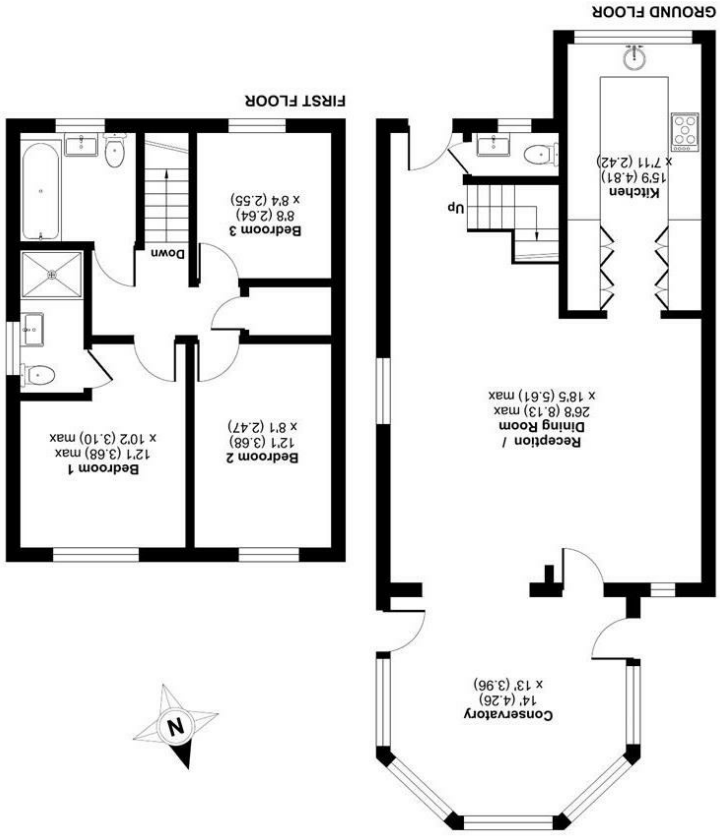


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

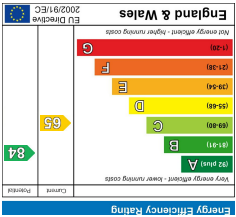
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1310025. © Dawson 2025.



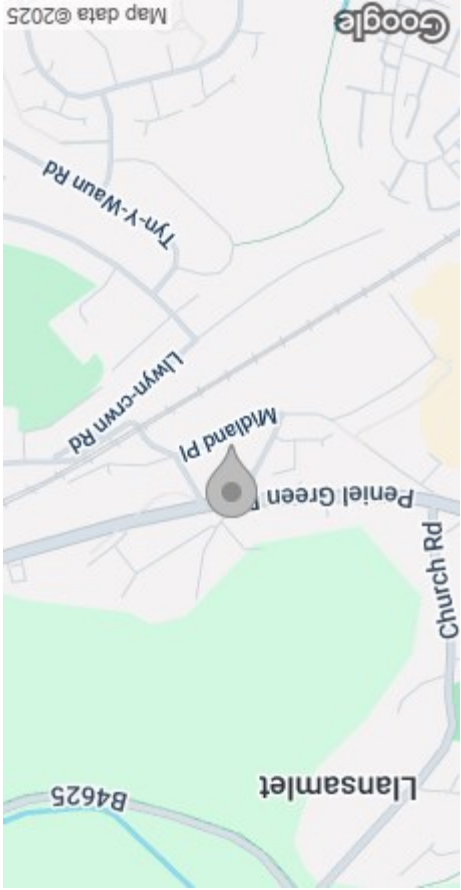
Midland Place, Swansea, SA7

Approximate Area = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



EPC



AREA MAP

FLOOR PLAN



22 Midland Place
Llanamlet, Swansea, SA7 9QU
Offers Over £210,000



GENERAL INFORMATION

Situated in the charming Midland Place, Llansamlet, Swansea, this beautifully presented semi-detached house offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

The house features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. Open into the conservatory which provides a lovely spot to relax.

The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it an ideal space for culinary enthusiasts. This property also boasts two bathrooms and a cloakroom, ensuring convenience for all residents.

The enclosed rear garden, is perfect for outdoor entertaining or simply unwinding in a private setting. Additionally, there is parking available for one vehicle, adding to the practicality of this home.

Situated close to local amenities and with great transport links to the M4, this location offers easy access to Swansea and beyond, making it an excellent choice for commuters.

FULL DESCRIPTION

Entrance

Reception/Dining Room
26'8 max x 18'5 (8.13m max x 5.61m)

Cloakroom

Kitchen
15'9 x 7'11 (4.80m x 2.41m)

Conservatory
14'0 x 13'0 (4.27m x 3.96m)

First Floor



Landing

Bedroom One
12'1 max x 10'2 max (3.68m max x 3.10m max)

Ensuite

Bedroom Two
12'1 x 8'1 (3.68m x 2.46m)

Bedroom Three
8'8 x 8'4 (2.64m x 2.54m)

Bathroom

External

Parking
Driveway parking.

Council Tax Band
C

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage. Broadband - The current supplier is Virgin Media. Mobile - There are no known issues with mobile coverage using the vendor's current suppliers, 3 and EE.

