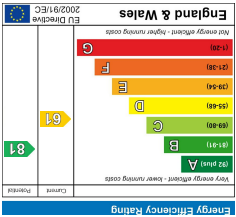


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



6 Langland Terrace
Brynmill, Swansea, SA2 0BB
Offers Over £210,000



GENERAL INFORMATION

We are delighted to bring to market this mid-terrace home, ideally located in the ever-popular area of Brynmill, Swansea. The property would make an excellent first-time purchase or investment opportunity.

Arranged over three levels, the property benefits from a useful attic room providing flexible additional space and enjoying attractive views over Brynmill Park and Swansea Bay. The remaining accommodation comprises an entrance porch and hallway, a comfortable lounge opening into a dining area, along with a fitted kitchen and WC to the ground floor. To the first floor are two well-proportioned bedrooms and a bathroom featuring a four-piece suite.

Externally, the property benefits from a tiered rear garden with rear pedestrian access.

Perfectly positioned within close proximity to Swansea University, the vibrant Uplands Quarter, Singleton Hospital, and Swansea City Centre, the location is highly convenient and continues to be in strong demand.

Viewing is highly recommended to fully appreciate the potential, views, and excellent location this property has to offer.

FULL DESCRIPTION

Ground Floor

- Entrance
- Porch
- Hallway

Reception Room Opening To:
11'7" x 10'7" (3.54m x 3.24m)

Dining Room
15'4" (max) x 12'1" (4.69m (max) x 3.69m)

Kitchen
14'7" x 9'6" (4.45m x 2.90m)

W.C



First Floor

Landing

Bedroom 1
14'4" x 10'10" (4.39m x 3.31m)

Bedroom 2
12'1" x 9'6" (3.69m x 2.91m)

Bathroom

Second Floor

Attic Room
13'11" (max) x 11'0" (max)
(4.26m (max) x 3.37m (max))

External

Tiered Garden to Rear

Rear Pedestrian Access

Tenure - Freehold

Council Tax Band - C

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

Broadband – The current supplier is (Vodafone). The broadband type is Fibre

Mobile - There are no known issues with mobile coverage .

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

