# 11 Mysydd Road

Landore, Swansea, SA1 2QD

**Offers Around £125,000**

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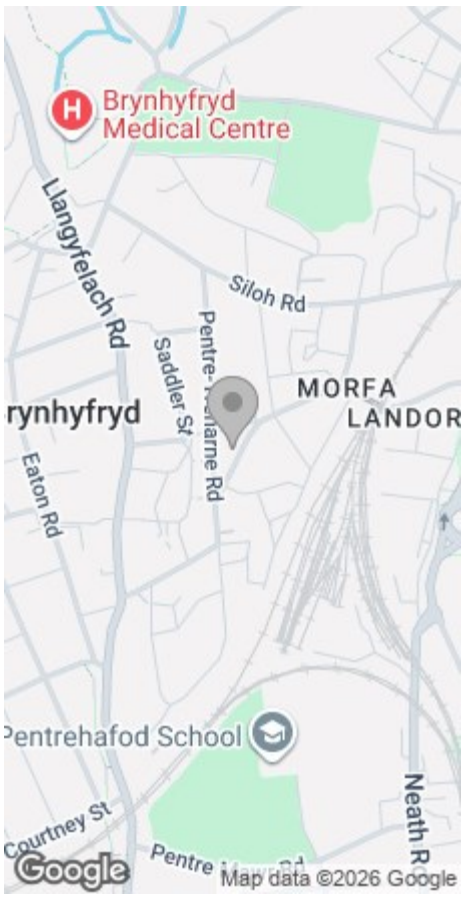



## FLOOR PLAN

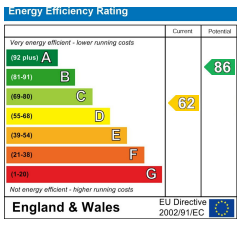



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## AREA MAP




## EPC




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.

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## GENERAL INFORMATION

We are delighted to bring to market this well-positioned mid-terrace home, ideally situated in the popular residential area of Landore. Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for first-time buyers, downsizers or investors looking to add to their rental portfolio.

The ground floor comprises an entrance porch leading into a bright and comfortable lounge/dining room, along with a modern fitted kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom, complete with a four-piece suite.

Externally, the property benefits from an enclosed rear courtyard, providing a low-maintenance outdoor space.

The location is particularly convenient, with a range of local schools, shops and amenities close by. Excellent transport links provide easy access to Swansea City Centre, Morfa Retail Park and Swansea.com Stadium, while the M4 Motorway is also readily accessible, making this an ideal location for commuters.

Offering well-presented accommodation in a convenient and sought-after location, this property is an excellent choice for those looking to take their first step onto the property ladder or expand their investment portfolio.







## FULL DESCRIPTION

**Ground Floor**

**Entrance**

**Porch**

**Lounge/Dining Room**
20'9" x 15'5" (6.34m x 4.72m)

**Kitchen**
11'5" x 8'11" (3.50m x 2.72m)

**First Floor**

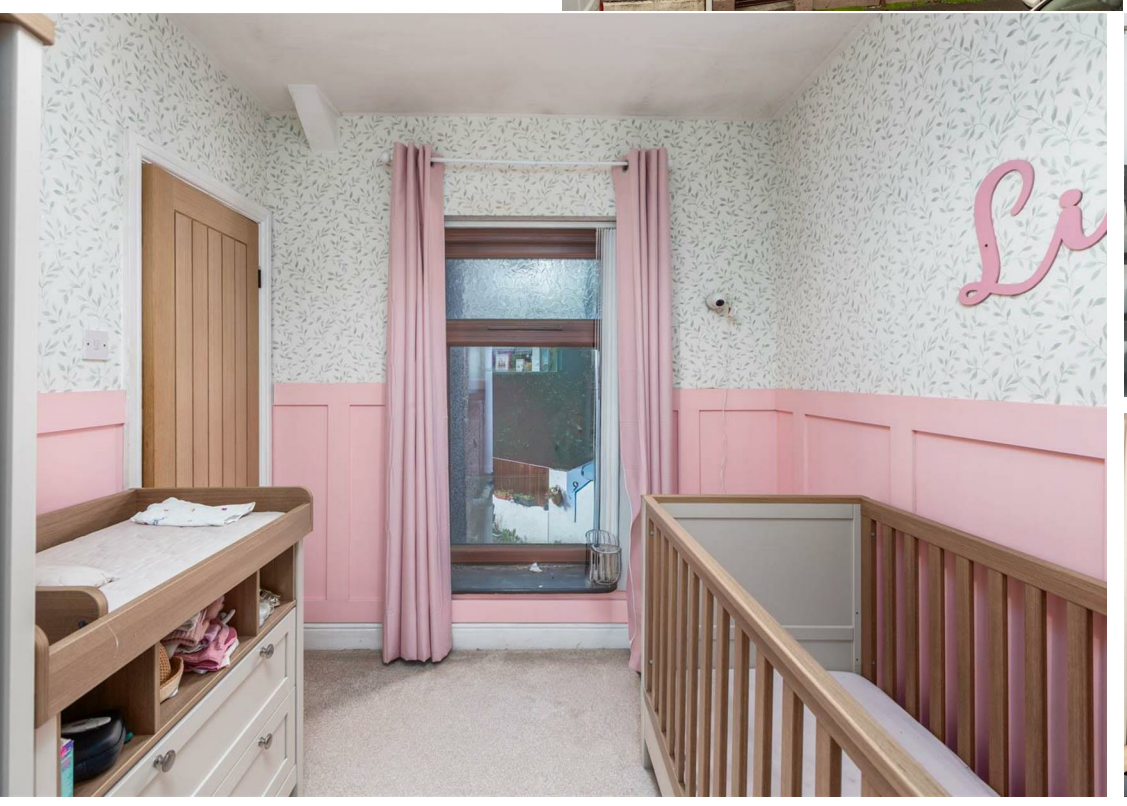
**Landing**

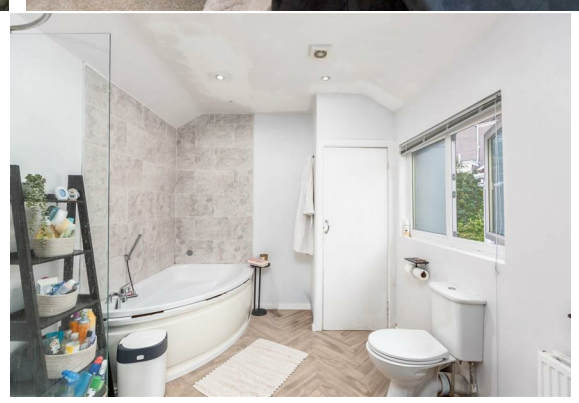
**Bedroom 1**
12'5" x 10'0" (3.80m x 3.07m)













**Bedroom 2**
10'9" x 8'0" (3.28m x 2.46m)

**Bathroom**

**External**

**Rear Courtyard**

**Tenure - Freehold**

**Council Tax Band - B**

**EPC-D**

**Services**
Mains Gas & Electric
Mains Sewerage

Water: Metered

“Broadband – The current supplier is (Sky). 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.

