



20 Mysydd Terrace, Landore, Swansea, SA1 2PZ  
Asking Price £118,000

We are delighted to offer for sale this immaculately presented mid terraced property in Landore, This ideal first time buy comprises of entrance porch, entrance hall, lounge, dining room, kitchen, utility room, two double bedrooms and modern fitted bathroom. Further benefits include gas comb central heating and uPVC double glazed windows. Externally the property offers off road parking to front and a spacious garden to rear offering lawned and patio area's perfect for entertaining. The property is conveniently located close to local schools, amenities, Swansea City Centre and Mora Retail Park. EPC-D.

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## GROUND FLOOR

### ENTRANCE

Enter via uPVC double glazed door into:

### PORCH

Vinyl flooring, door to:

### HALLWAY 3.09m x 0.87m (10'2" x 2'10")

Radiator, stairs to first floor, doors to:

### LOUNGE 3.79m x 3.16m (12'5" x 10'4")

UPVC double window to front, alcoves with shelving and small storage cupboard, radiator, open plan to:

### DINING ROOM 3.49m x 3.43 (11'5" x 11'3")

UPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling, under stairs storage cupboard, door to storage cupboard.

### KITCHEN/BREAKFAST ROOM 3.35m x 2.15m (11'0" x 7'1")

Fitted with a matching range of base and eye level units with worktop space over, set in stainless steel sink with single

drainer, four ring gas hob with built under electric oven and extractor fan over, built-in integrated fridge/freezer, plumbing for washing machine, radiator, tiled flooring, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed door to:

### UTILITY AREA 3.35m x 2.12m (11'0" x 6'11")

Space for fridge/freezer and tumble dryer, tiled flooring, uPVC double glazed double door to garden.

## FIRST FLOOR

### LANDING

Storage cupboard, radiator, doors to:

### BEDROOM 1 4.43m x 3.16m plus 0.36m x 0.36m (14'6" x 10'4" plus 1'2" x 1'2")

UPVC double glazed window to front, radiator, door to:

### BEDROOM 2 3.46m x 2.79m (11'4" x 9'2")

UPVC double glazed window to rear, radiator, laminate flooring.

### BATHROOM

Four piece suite comprising Jacuzzi bath, step in double shower cubicle with rain shower, vanity wash hand basin and WC, cupboard housing wall mounted gas combination boiler, tiled walls and flooring with ceiling spotlights, uPVC obscure double glazed window to rear.

## EXTERNAL

### FRONT

Off road parking.

### REAR

Rear garden laid to lawn with patio area and decorative stones.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 646060

