



30 Mysydd Terrace, Landore, Swansea, SA1 2PZ

Asking Price: £165,000

- Extended And Immaculately Presented Mid Terrace Property
- Feature Cast Iron Multi Fuel Boiler
- Ground Floor Bathroom And First Floor Cloakroom
- Versatile Purpose Built Studio
- No Forward Chain
- Three Bedrooms
- Ideal First Time Purchase Or Family Home
- Low Maintenance Enclosed And Private Rear Garden
- Off Road Parking



Entrance Hallway

Entered via double glazed front door to hallway and medium oak effect laminate flooring.

Lounge/dining Room

6.67m x 4.70m (21' 11" x 15' 5")

A good sized light and airy room, open plan effect with oak staircase giving access to the first floor, under stairs storage cupboard space, fitted wall lights, continued medium oak effect laminate flooring, feature cast iron wood burner upon slate hearth, fitted shelves to recess with storage cupboards under, double glazed window to front aspect, glazed french door opening onto rear decked area and further glazed door to:-

Kitchen

4.09m x 2.66m (13' 5" x 8' 9")

Step into this stunning, modern fully fitted kitchen, thoughtfully designed to combine style and practicality. Beautifully presented with a superb range of sleek handleless high-gloss white base and wall units, this space offers an abundance of storage, including generous drawer capacity to keep everything neatly organised. The contemporary design is perfectly complemented by wood-effect roll-top work surfaces, providing ample preparation space for cooking and entertaining alike. At the heart of the kitchen is a single drainer sink unit with hot and cold mixer taps, seamlessly integrated into the workspace. Cooking is effortless with the built-in fan-assisted electric oven and grill, paired with a four-ring induction hob and stylish glass splashback for a clean, modern finish. Further benefits include easy-care laminate flooring and modern ceiling spotlights that enhance the bright, fresh feel of the room. A double-glazed window to the side aspect allows natural light to flood in, while a glazed door provides access through to the next space, creating a wonderful sense of flow. This kitchen truly delivers the perfect blend of contemporary elegance and everyday functionality, ideal for modern living.

Rear Lobby/Utility Room

1.35m x 0.94m (4' 5" x 3' 1")

With ceramic tile flooring, wall mounted Baxi boiler (supplying domestic hot water and gas central heating), plumbing for automatic washing machine, double glazed door giving access to side and rear aspect and further door to:-

Bathroom

2.66m x 1.64m (8' 9" x 5' 5")

A four piece suite in white comprising curved panel bath with chrome mains shower over and glazed side screen, twin wash hand basins complete with storage cupboard space, low level W.C, ceramic tile flooring, fully tiled walls, inset spot lighting and double glazed frosted window to side aspect.

First Floor Landing

With built in storage cupboard space and doors to:-

Master Bedroom

4.26m x 3.16m (14' 0" x 10' 4")

A good size light and airy master bedroom with full length fitted wardrobes in oak with chrome handles, laminate flooring, wall mounted tv and double glazed tilt and turn window to front aspect.

Bedroom Two

3.28m x 2.64m (10' 9" x 8' 8")

With coving, spot lighting and double glazed tilt and turn window to rear aspect.

Bedroom Three

3.36m x 2.61m (11' 0" x 8' 7")

With mirror fitted wardrobes, laminate flooring, spot lighting and double glazed window to side aspect.

Cloak Room

A two piece suite comprising low level W.C, wash hand basin and double glazed window to side aspect.



External

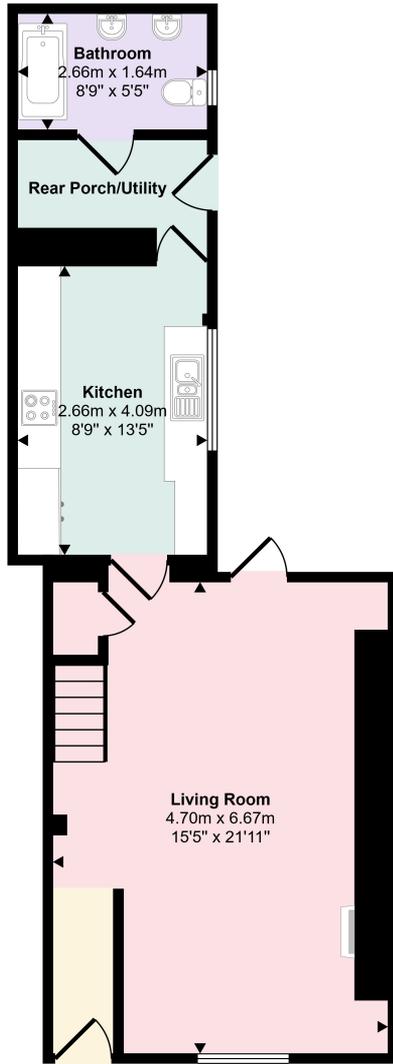
This charming property offers both practicality and lifestyle appeal in equal measure. To the front, secure gates provide convenient off-road parking, giving you added privacy and peace of mind. To the rear, you'll find a generous, level, and fully enclosed garden, perfect for families, pets, or simply relaxing outdoors. The space features a stylish decked seating area ideal for entertaining, a well-maintained lawn and paved flag stone patio and attractive walled and fenced boundaries that create a wonderful sense of seclusion. Completing the garden is a versatile, purpose-built studio, offering fantastic flexibility. Whether you're looking for a home office, gym, creative workspace, or additional storage, this adaptable space is ready to suit your needs. A home that truly combines comfort, security, and versatility, early viewing is highly recommended.

Disclaimer

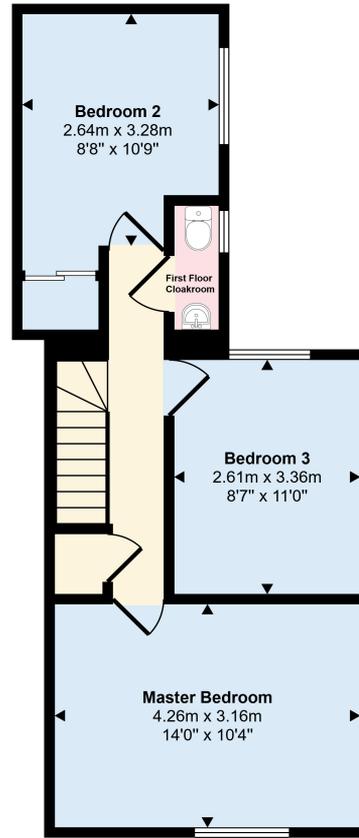
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area
94 sq m / 1009 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft



First Floor
Approx 41 sq m / 442 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

