



# Selling with us

## Property Details Approval Form

26 Midland Place,  
Llansamlet, Swansea, West  
Glamorgan, Wales, SA7 9QU

**Date:** 19 May 2026

**Property Ref and Version:** MTN305913 - 0001

### Let's get your property sold!

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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Offers in excess of £140,000

Tenure: Freehold

## Key Features

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- Two Bedroom Home
- Modern Throughout
- Spacious Living Room
- Conservatory
- Driveway
- EPC Rating: D

## Short Description

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Situated in the sought-after area of Llansamlet, this beautifully presented two-bedroom home offers modern living throughout and is perfect for first-time buyers, small families, or investors alike.

## Long Description

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Situated in the sought-after area of Llansamlet, this beautifully presented two-bedroom home offers modern living throughout and is perfect for first-time buyers, small families, or investors alike.

The property boasts a spacious and welcoming living room, ideal for relaxing or entertaining guests. To the rear, you'll find a bright conservatory providing additional living space and overlooking the garden area.

The modern fitted kitchen has been thoughtfully designed with contemporary finishes and ample storage, while the stylish bathroom offers a fresh and elegant feel.

Upstairs, the property benefits from two generous-sized bedrooms, both located on the first floor and offering comfortable accommodation with plenty of natural light.

Externally, the home features a private driveway providing convenient off-road parking and an enclosed rear garden

## Directions

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## Agent Note

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## Room Description

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### **Porch**

### **Living Room**

16' 10" x 12' ( 5.13m x 3.66m )

### **Kitchen**

12' 1" x 7' 10" ( 3.68m x 2.39m )

### **Conservatory**

11' 11" x 9' 5" ( 3.63m x 2.87m )

### **Driveway**

### **Bedroom One**

11' 7" x 9' 10" ( 3.53m x 3.00m )

### **Bedroom Two**

11' 1" x 6' 11" ( 3.38m x 2.11m )

### **Landing**

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## Property Images



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## Property Images



Total floor area 66.2 m<sup>2</sup> (712 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by [www.propertybox.io](http://www.propertybox.io)



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## Floor Plan

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## Approval

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	Signature	Date
Nicky Price		
Mrs E. Buist		