



95 Bryn Eglur Road, Swansea, SA6 7PQ
£155,000

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A three bedroom semi detached home situated on Bryn Eglur Road, Morriston.

Set on a corner plot with a generously sized garden along with sea views and a gated block paved driveway.

Briefly comprising of entrance porch, lounge, conservatory, fitted kitchen with integrated appliances, three bedrooms and family bathroom.

Set within close proximity to the local schools and amenities.

Available with no onward chain and early completion

A great first time buy or investment.

Entrance

Entered via an obscure uPVC double glazed door with uPVC double glazed panels into:

Porch

6'0" (1.83)

uPVC double glazed window, a wood effect laminate flooring, uPVC double glazed door into:

Lounge

14'0" x 16'11" (4.27 x 5.16)

Coving to ceiling, uPVC double glazed bay window, stairs to first floor, radiator x2, dado rail, sliding patio door into conservatory, door to:

Kitchen

13'9" x 7'8" (4.21 x 2.36)

Fitted with a range of wall and base units with work surface over, four ring gas hob with extractor fan over and electric oven under, stainless steel 1 and 1/2 bowl sink with drainer and mixer tap, plumbing for washing machine, integrated fridge/freezer, integrated dishwasher, uPVC double glazed window, radiator, laminate flooring, opening through to:





Rear Porch

2'3" x 6'9" (0.70 x 2.08)
uPVC double glazed door with uPVC double glazed side panel, uPVC double glazed windows x2, tile effect vinyl flooring.

Conservatory

7'11" x 12'4" (2.42 x 3.77)
uPVC double glazed windows, uPVC double glazed sliding patio doors, radiator, wood effect laminate flooring. Cupboard housing meters



Landing

Access to loft, dado rail rail, door to airing cupboard with built in shelving and radiator, coving to ceiling, doors to:

Bedroom One

8'7" x 13'9" into wardrobes (2.62 x 4.20 into wardrobes)
Coving to ceiling, radiator, uPVC double glazed window, sliding mirrored wardrobes housing gas combination boiler.

Bathroom

7'3" x 4'8" (2.22 x 1.43)
Fitted with a three piece suite comprising of bath with shower over and glass modesty screen, W.C and wash hand basin, radiator, tile effect vinyl flooring, part tiled walls, dado rail.

Bedroom Two

7'5" x 11'1" (2.28 x 3.38)
uPVC double glazed window, radiator, coving to ceiling.

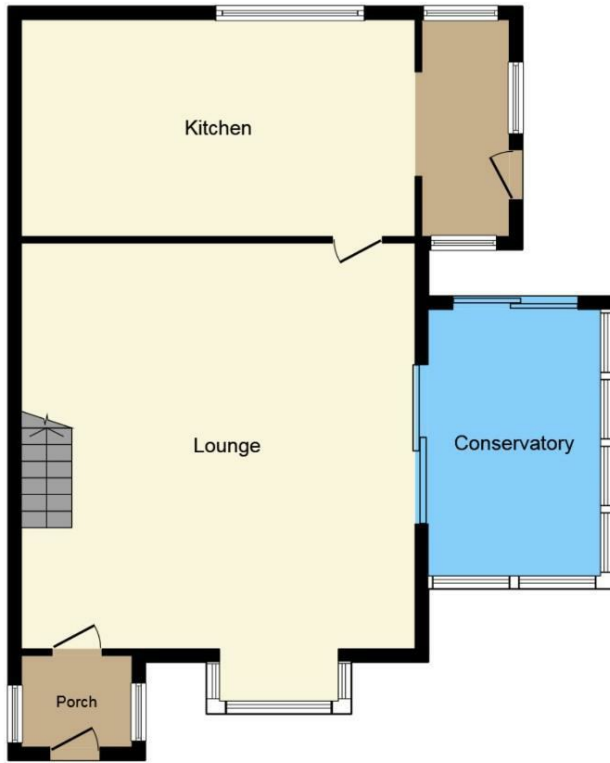
Bedroom Three

6'2" x 7'9" (1.89 x 2.37)
Coving to ceiling, radiator, dado rail, uPVC double glazed window, built in single bed with storage underneath.

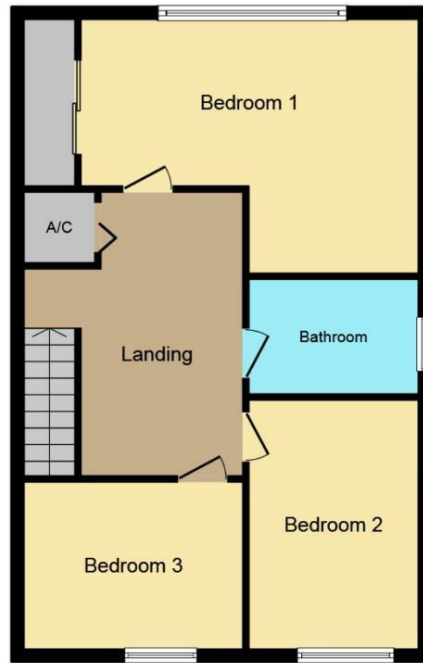
External

This lovely home boasts off road parking to front on the gated block paved driveway with lawn to side and rear with a sun deck positioned to make the most of the lovely sea views through the trees, There is also a decorative stone area with wooden shed.

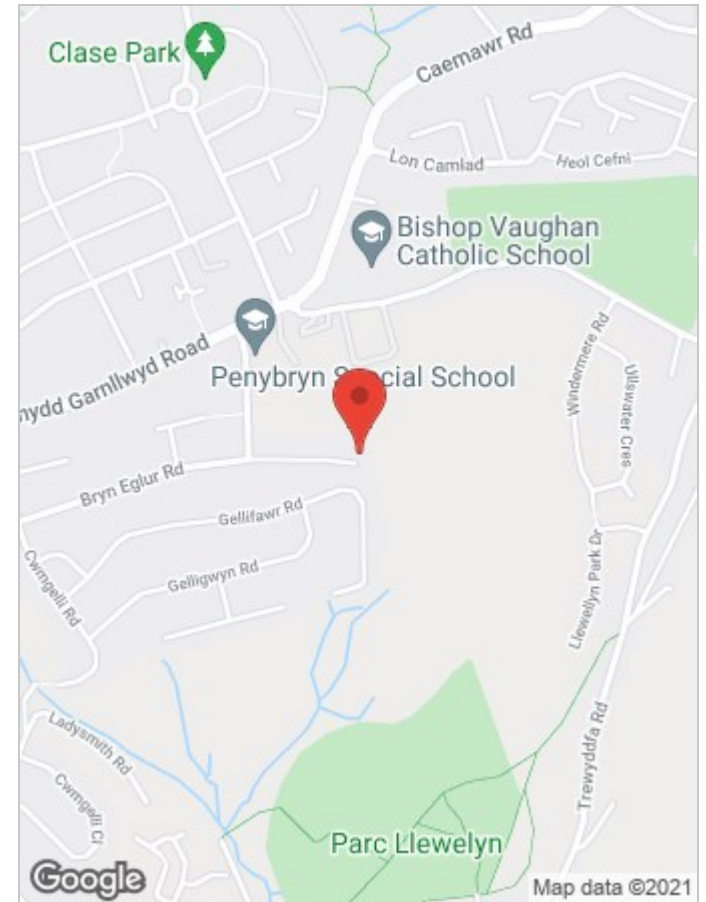




Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	
		87	
England & Wales		EU Directive 2002/91/EC	