



14 Pegler Street, Brynhyfyd, Swansea, SA5 9JT

Offers In The Region Of £162,500

This three-bedroom terraced home, offered for sale without a chain, is an ideal opportunity for a first-time buyer to step onto the property ladder. Situated in the highly sought-after Brynhyfyd area, it offers easy access to the City Centre, Morfa Retail Park, Fforestfach, and the M4. The ground floor includes an entrance porch, lounge/dining room, kitchen/breakfast room, rear porch, and shower room, while the first floor comprises three bedrooms.

The Accommodation Comprises

Ground Floor

Porch

Entered via double glazed door to front, tiled flooring, door into lounge/dining room.

Lounge/Dining Room 21'9" x 14'4" (6.63m x 4.38m)



Double glazed windows to front and rear, storage cupboard, laminated flooring, two radiators, staircase to first floor

Kitchen/Breakfast Room 9'10" x 8'2" (2.99m x 2.49m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, breakfast bar, plumbing for washing machine, space for fridge/freezer, built-in electric oven and four ring electric hob with extractor hood over, radiator, tiled flooring, wall mounted boiler, double glazed window to side

Rear Porch

Tiled flooring, double glazed door to bathroom, double glazed door to side leading to the rear garden.

Shower Room



Three piece suite comprising tiled shower cubicle, wash hand basin and WC. Tiled walls, radiator, tiled flooring, frosted double glazed window to rear

First Floor

Landing

Storage cupboard, access to loft

Bedroom 1 10'11" x 13'8" (3.32m x 4.17m)



Double glazed window to front, laminate flooring, radiator.

Bedroom 2 17'6" x 8'2" (5.34m x 2.49m)



Double glazed window to rear, built-in wardrobes, laminated flooring, radiator.

Bedroom 3 10'6" x 8'0" (3.21m x 2.44m)



Double glazed window to rear, laminate flooring, radiator.

External

The rear garden has an enclosed space which is a low-maintenance design featuring chippings.

Agents Note

The property does have Japanese knotweed behind the property and the seller has a plan in place.

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile Coverage - EE Vodafone O2

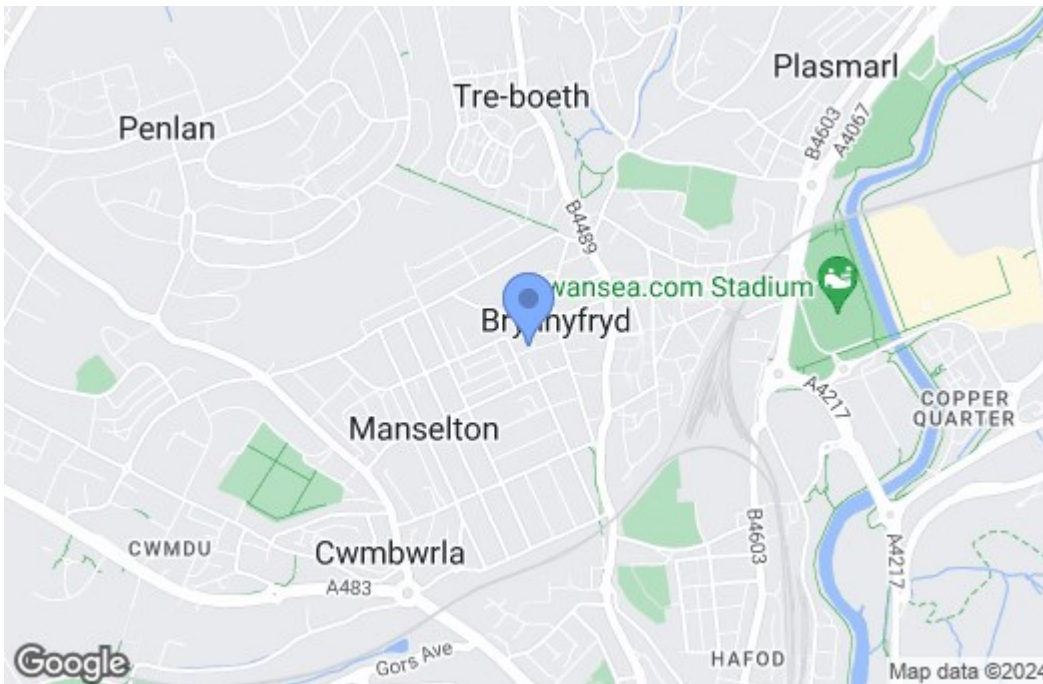
Broadband - Basic 6 Mbps Superfast 283 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

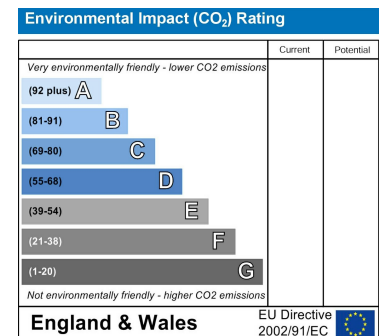
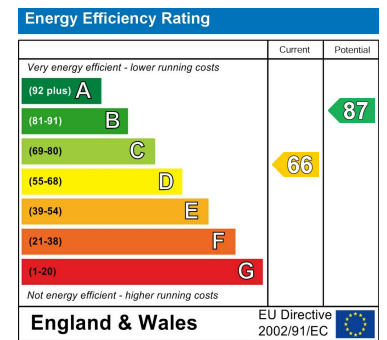
Floor Plan



Area Map



Energy Efficiency Graph



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