



## Penygraig Road, offers over £100,000

- No Chain!
- Newly Fitted Modern Kitchen
- Ideal First Time Buy or Investment
- Council Tax Band - B
- Rear garden With Side Access
- EPC Rating: D



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## About the property

Available with no chain is this Ideal First Time Buyer or Investment property situated in Mount Pleasant, within walking distance to local shops, public transport links, Swansea City centre.

Set out over two floors, the ground floor has had a new modern fitted kitchen installed as well as a generous size living/diner. The first floor has three bedrooms, the master having built in wardrobes and bathroom.

The rear garden is mainly laid to lawn with patio area, and side access from the front.

We recommend viewing the property to appreciate the home on offer. To arrange a viewing please call a member of the team today on 01792 641481

## Accommodation

### Entrance Hall

UPVC door to side, carpet, under stairs cupboard

### Lounge

19' 1" x 12' ( 5.82m x 3.66m )

carpet, bay window to front, double door to rear

### Kitchen

11' 1" x 7' 1" ( 3.38m x 2.16m )

laminated floor, base and wall units, integrated oven and electric hob and extractor fan, sink and drain, space for washing machine and fridge freezer, window to side, door to rear

### Bedroom 1

10' x 10' max ( 3.05m x 3.05m max )

carpet, window to rear, built in wardrobes

### Bedroom 2

9' max x 11' max ( 2.74m max x 3.35m max )



### **Bathroom**

laminated, tiles around bath, overhead shower, w.c, sink

### **Front Garden**

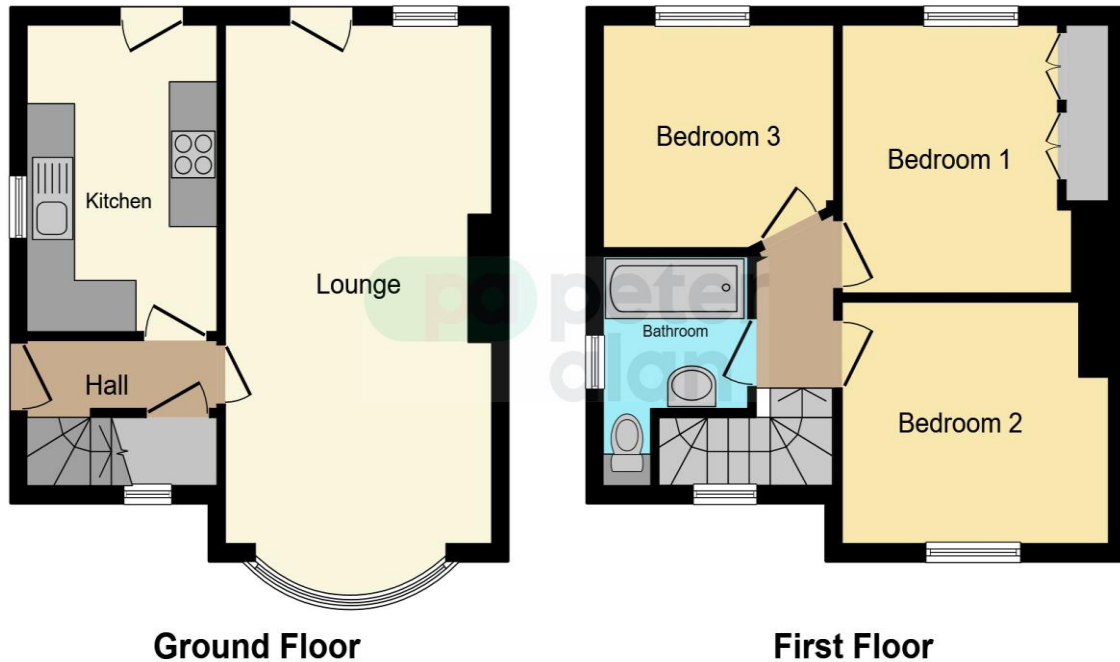
path to side, lawn with wall to front gate

### **Rear Garden**

small patio and lawn, side access



## Floorplan



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## Important Information

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