



12 Llys Harry, Godregraig, Swansea, City And County of Swansea, SA9 2EQ

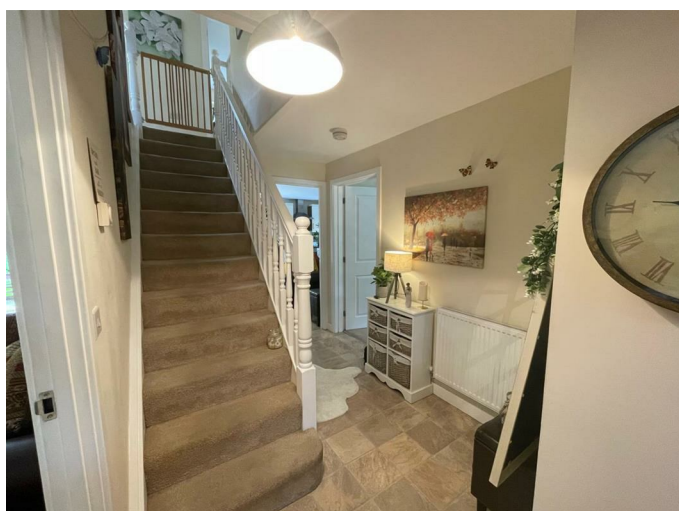
Offers In The Region Of £285,000

Situated on a modern residential development within the village of Godregraig, in a quiet cul-de-sac location, in woodland setting, a detached family home on corner plot, which is immaculately presented by the present owners, offering accommodation over 2 floors to include entrance hallway, cloakroom, sitting room, living room and kitchen/family/dining room and utility room to the ground floor and 4 bedrooms, ensuite shower room and family bathroom/w.c. to the first floor. Externally, there are mature and well stocked gardens to front, side and rear with side access gate to rear garden comprising patio area, lawn and pergolas. There is off-road parking for 3 vehicles to the front leading to single detached garage.

Entrance hallway



With cushion flooring, understairs cupboard, radiator, fitted storage cupboard, stairs to first floor.



Cloakroom

With 2 piece suite in white comprising w.c. and wash hand basin, cushion flooring, double glazed window to front.

Lounge 16'5" x 9'9" (5.01m x 2.99m)



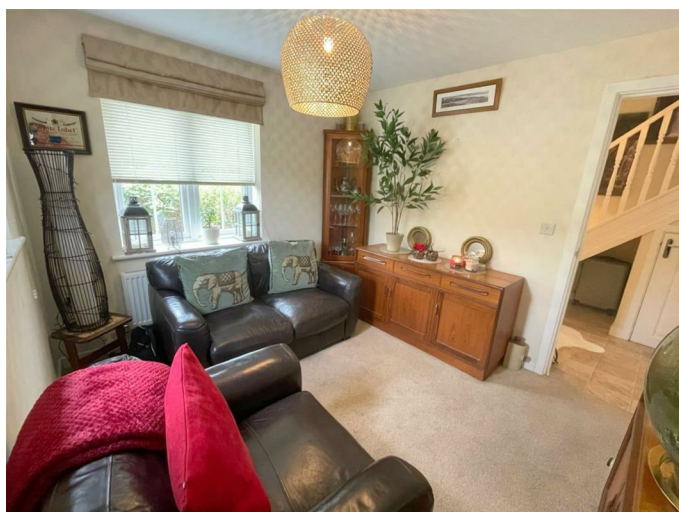
With double glazed french doors to rear garden, radiator, double glazed window to front.



Sitting Room 9'10",101'8" x 9'0") (3,31m x 2.76m))



With double glazed window to front, radiator.



Kitchen with family living area 16'7" x 14'0" (5.08m x 4.29m)



Fitted with a range of base and wall units in high-gloss cream with dark brown work surfaces, stainless steel sink unit, fitted electric oven, ceramic hob with extractor canopy over, space for American style fridge/freezer, double glazed window to front and side and double glazed french doors to rear garden.





Utility room

Fitted with base and wall units with work surface over, wall mounted gas central heating boiler, space for washing machine and tumble dryer, cushion flooring, double glazed window to side.

FIRST FLOOR

Landing area

Bedroom one 15'10" x 9'4" (4.85m x 2.86m)



With double glazed windows to front and rear, radiator.



Ensuite shower room 6'9" x 4'0" (2.08m x 1.24m)

With 3 piece suite in white comprising shower cubicle, w.c., wash hand basin, part tiled walls, double glazed window to front, cushion flooring, radiator.

Bedroom two 11'0" x 9'9" (3.37m x 2.98m)



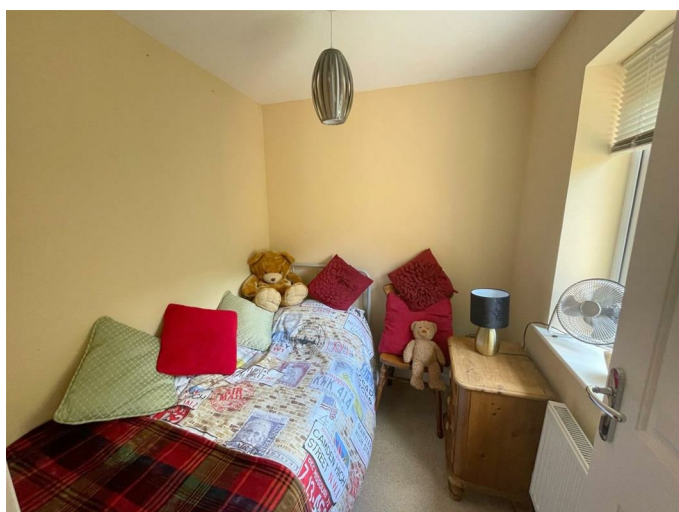
With double fitted wardrobe and built-in storage cupboard, double glazed window to front, access to roof space, radiator.

Bedroom three 14'5" x 8'8" (4.40m x 2.66m)



With double glazed windows to front and side, radiator.

Bedroom four 6'10" x 6'5" (2.10m x 1.96m)



With double glazed window to rear, radiator.

Bathroom 6'9" x 5'6" (2.07m x 1.70m)

With 3 piece suite in white comprising panelled bath with shower attachment to taps, pedestal wash hand basin, w.c., cushion flooring, radiator, extractor fan.

Outside



There are mature and well stocked gardens with a variety of trees and shrubs to front, side and rear with side access gate to rear garden comprising of patio area, lawn and pergolas. There is off-road parking for 3 vehicles to the front leading to single detached garage with power and light.





Front view of property



Mountain views from property



AGENTS NOTE

Council Tax Band E £2788

AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

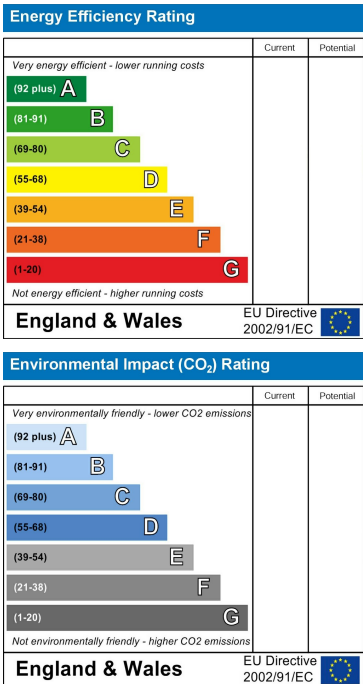
Virgin

Floor Plan

Area Map



Energy Efficiency Graph



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