



**Brynmair Road, Godreaman,
CF44 6LR**

For Sale
Asking Price £175,000



**3 BEDROOMS WITH ATTIC ROOM
VERSATILE THREE-STOREY LAYOUT
OFF ROAD PARKING FOR MULTIPLE
VEHICLES**



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Property Description

Stone-Fronted Mid-Terraced Property with Huge Potential – Brynmair Road, Godreaman

This deceptively large mid-terraced property, brimming with potential, offers an abundance of space spread across three floors. This hidden gem really needs to be seen to be believed! The first floor features **three** generously sized reception rooms, each offering flexibility for a range of uses—ideal for creating multiple living spaces or perfect for multi-generational living. Whether you'd like a home office, playroom, home gym, or chill-out rooms - the possibilities are endless!

The lower floor boasts a spacious dining room, a newly fitted kitchen, a good-sized family bathroom, a utility room, and additional spacious storage room. On the second floor, you'll find three generously sized bedrooms and a conveniently situated W/C. The property also benefits from a fully converted attic space, providing further scope for extra living areas, storage or extra bedroom.

French doors from the ground floor open onto a substantial rear garden, offering a lush grassed area surrounded by mature shrubs, including vibrant lemon trees, which provide natural privacy and a peaceful retreat. The views from the surrounding valleys are truly breath-taking. Stairs lead down to a hard-standing area that offers off-road parking for up to three cars—perfect for families!.

This property truly offers endless potential, perfect for a buyer who is looking to create their dream home with the flexibility to design each room to suit their needs. With so much space and so many possibilities, this house is truly a must-see!

ENTRANCE HALLWAY

UPVC door open to entrance hallway. Emulsion walls and ceiling. Wooden style laminate flooring. Radiator. Door to reception room 1. Stairs to first floor.



RECEPTION ROOM 1 3.90 X 3.30

Emulsion walls and ceiling. Wooden flooring. Wallpaper feature wall. Fireplace as centrepiece. UPVC window to rear. Radiator. Power points. Double doors open to reception room 2. Door to reception room 3. Stairs to lower ground floor.



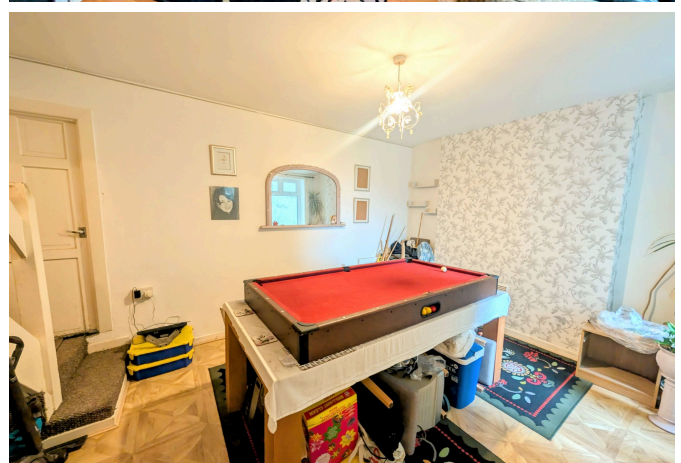
RECEPTION ROOM 2 3.90 X 2.69

Emulsion walls and ceiling. Wooden flooring. UPVC window to front. Radiator. Power points.



RECEPTION ROOM 3 3.15 X 2.92

Emulsion walls and ceiling. Vinyl flooring. Wallpaper feature wall. Radiator. Power points. UPVC window to rear.



RECEPTION ROOM 4 3.83 X 2.99

Emulsion walls and ceiling. Wooden style laminate flooring. Wallpaper feature wall. Radiator. Power points. UPVC window to rear. Door to storage room and kitchen.

STORAGE ROOM 4.63 X 2.01

Concrete flooring. Exposed brick walls.

**KITCHEN 3.43 X 2.82**

Emulsion walls and ceiling. Black tiled flooring. White cabinetry with black counter tops. Integrated double oven. Gas hob with overhead extractor fan. Belfast double sink. Radiator. Power points. UPVC windows to side. Door to corridor which leads to bathroom and utility and rear garden.

**BATHROOM 3.18 X 1.42**

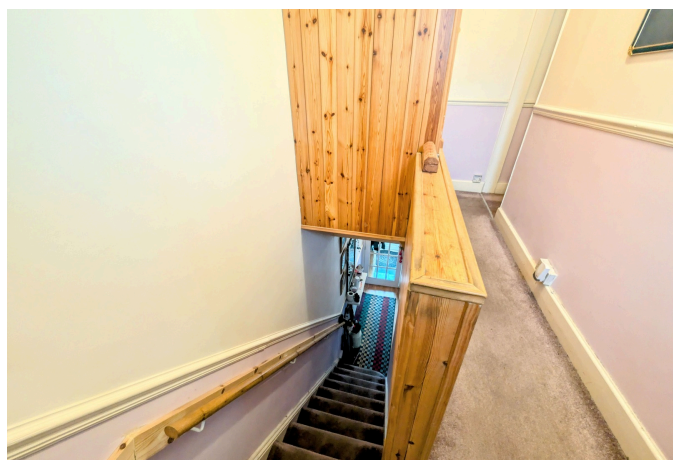
Emulsion walls and ceiling. Partial tiles walls. Grey marble tiled flooring. Corner shower. Jacuzzi bathtub. White toilet. Transparent hand basin. Wall mounted mirror vanity unit. UPVC window to rear.

**UTILITY ROOM 1.80 X 0.90**

Emulsion walls and ceiling. Black tiled flooring. UPVC window to rear. Power points.

FIRST FLOOR LANDING

Emulsion walls and ceiling. Carpeted flooring. Power points. UPVC window to rear. Doors to bedrooms and w/c. Stairs to second floor.



BEDROOM 1 3.12 X 2.69

Emulsion walls and ceiling. Featured wallpapered wall. Carpeted flooring. Power points. Radiator. UPVC window to rear.



UPSTAIRS W/C 1.57 X 0.70

Emulsion walls and ceiling. Partial tiled walls. Carpeted flooring. Toilet and hand basin.



BEDROOM 2 2.57 X 2.28

Emulsion walls and ceiling. Featured wallpapered wall. Carpeted flooring. Power points. Radiator. UPVC window to front.



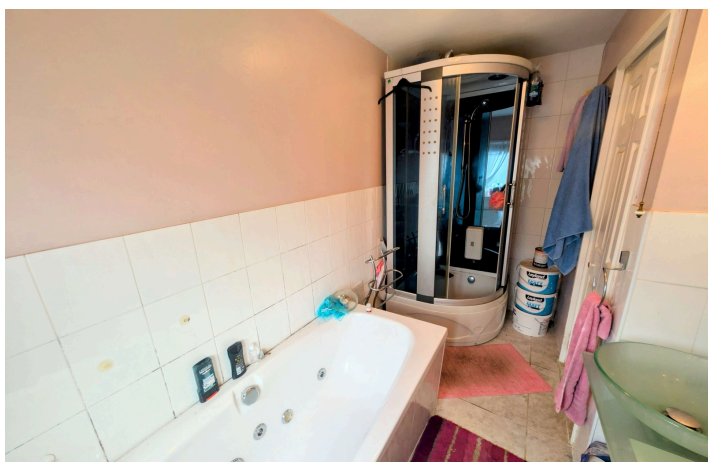
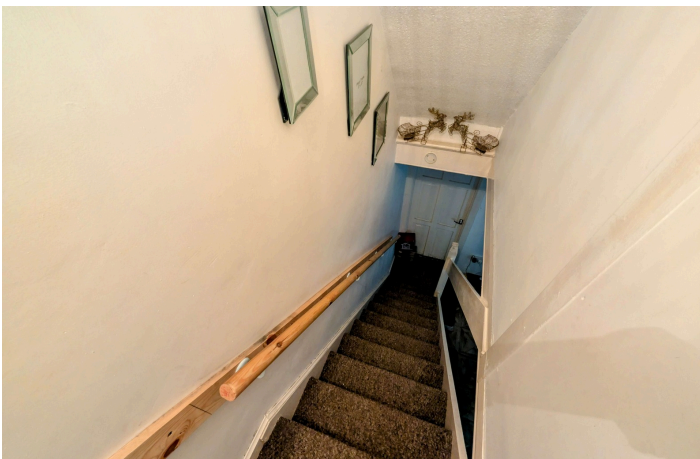
BEDROOM 3 2.32 X 2.13

Emulsion walls and ceiling. Featured wallpapered wall. Carpeted flooring. Power points. Radiator. UPVC window to front.



ATTIC ROOM 5.60 X 3.14

Emulsion walls and ceiling. Carpeted flooring. Power points. Skylight window to rear.





EPC



Floor Plan



Misdescriptions Act 1991

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Data Protection Act 1998

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