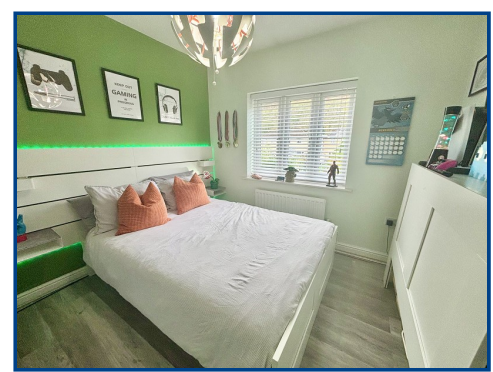


**Llys Rhaeadr
Godrergraig
Swansea.**

Price **£270,000**



- *** Video tour available ***
- Detached property
- Four bedrooms
- En suite off the master
- Two reception rooms
- Kitchen/dining room
- Enclosed rear garden
- Off road parking
- Sought after cul de sac
- Viewing highly recommended



Viewing: **01792 865 042**

Website: **www.ctf-uk.com**

Email: **pontardawe@ctf-uk.com**

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

A spacious four bedroom detached property in a sought after cul de sac located in the ever popular area of Godregraig. This well presented property has four bedrooms (en suite off master), two reception rooms, kitchen/dining room, off road parking, enclosed rear garden and is situated ideally for schools, Pontardawe town centre, M4, tranquil walking paths, superstores, shops and local amenities making it the perfect family home.

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Property Description

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The Accommodation Comprises:

Ground Floor

Hall (14' 5" x 6' 0") or (4.39m x 1.83m)

Entered via composite door, staircase to first floor, wood effect flooring, radiator. Doors to lounge, kitchen/dining room and cloakroom.

Lounge (14' 5" x 10' 5") or (4.39m x 3.18m)

Double glazed window to front, fitted carpet, radiator.

Kitchen/Dining Room (8' 7" x 19' 9") or (2.62m x 6.03m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with

mixer tap and drainer. Integrated electric fan oven with gas hob and extractor hood over. Integrated dishwasher, tile effect vinyl flooring, tiled splashback, two radiators. Double glazed french doors to rear garden, double glazed window to rear, door to utility room.

Utility Room (7' 2" x 5' 9") or (2.19m x 1.74m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Plumbed for washing machine, tile effect vinyl flooring, tiled splashback, radiator. Door to sitting room, double glazed composite door to rear garden.

Sitting Room (15' 10" x 8' 9") or (4.82m x 2.66m)

Double glazed window to front, wood effect flooring.

Cloakroom (4' 11" x 2' 7") or (1.50m x 0.78m)

Two piece suite comprising; wash hand basin and low level w/c. Wood effect vinyl flooring, tiled splashback, radiator.

First Floor

Landing (11' 7" x 6' 7") or (3.52m x 2.0m)

Doors to four bedrooms, bathroom and storage cupboard, fitted carpet.

Master Bedroom (13' 4" x 8' 11") or (4.06m x 2.71m)

Double glazed window to front, fitted wardrobes, fitted carpet, radiator, door to en suite.

En Suite (6' 11" x 4' 9") or (2.12m x 1.45m)

Three piece suite comprising, walk in shower cubicle, wash hand basin and low level w/c. Tiled flooring, part tiled walls, heated towel rail, double glazed frosted window to front.

Bedroom 2 (10' 11" x 10' 6") or (3.34m x 3.19m)

Double glazed window to front, storage cupboard, wood effect flooring, radiator.

Bedroom 3 (9' 9" x 8' 11") or (2.96m x 2.71m)

Double glazed window to rear, wood effect flooring, radiator.

Bedroom 4 (9' 1" x 9' 1") or (2.76m x 2.76m)

Double glazed window to rear, fitted carpet, radiator.

Bathroom (6' 7" x 7' 3") or (2.01m x 2.20m)

Three piece suite comprising; panelled bath, wash hand basin and low level w/c. Fitted carpet, part tiled walls, radiator, double glazed frosted window to rear.

External

Front Garden

Driveway with off road parking for several cars, lawn area, gated side access to rear garden.

Rear Garden

Generous sized enclosed rear garden with patio and artificial lawn. Wooden shed, gated access to rear lane.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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