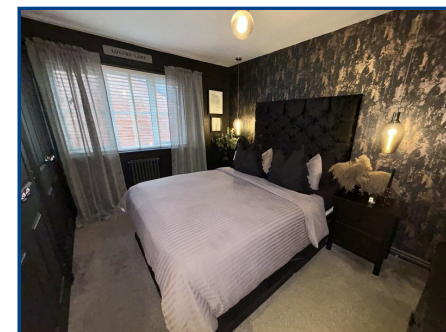


**Golwg Y Mynydd
Godrergraig
Swansea.**

Offers Over **£310,000**



- Video tour available
- Detached property
- Four bedrooms
- En suite off the master
- Kitchen/dining room
- Purpose built garden building
- Off road parking and detached garage
- Enclosed rear garden
- Sought after location
- Viewing highly recommended

General Description

A well presented four bedroom detached property in the sought after modern development of Godrergraig. This beautiful property boasts four bedrooms, en suite off the master, enclosed rear garden and is situated ideally for schools, Pontardawe town centre, M4, local superstores, shops and local amenities making it the perfect family home.

EPC Rating: B84

Viewing: **01792 865 042**

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

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Property Description

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The Accommodation Comprises:

Ground Floor

Entered via composite door.

Hall (19' 1" x 6' 3") or (5.82m x 1.91m)

Doors to lounge and kitchen/dining room, storage cupboard, built in under stairs storage. Tiled flooring, vertical radiator, staircase to first floor.

Lounge (14' 10" x 12' 0") or (4.51m x 3.67m)

Double glazed window to front, wood burner with stone hearth, wood flooring, radiator.

Kitchen/Dining Room (11' 0" x 18' 8") or (3.35m x 5.68m)

Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Integrated appliances include fridge,

freezer, dishwasher, electric fan oven with induction hob and extractor hood over. Tiled flooring, part tiled walls, radiator, door to utility room. Double glazed window to rear, double glazed French doors to rear garden.

Utility Room

Fitted with a range of wall and base units with worktop over, plumbed for washing machine, tiled flooring, radiator.

Cloakroom

Two piece suite comprising; wash hand basin vanity unit and low level w/c. Tiled flooring, part tiled walls, radiator.

First Floor

Landing (11' 5" x 7' 9") or (3.49m x 2.35m)

Doors to four bedrooms and bathroom, fitted carpet, radiator.

Bedroom 1 (11' 9" x 10' 7") or (3.58m x 3.23m)

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

En Suite (6' 7" x 4' 9") or (2.01m x 1.45m)

Three piece suite comprising; walk in shower cubicle, wash hand basin and low level w/c. Tile effect flooring, part tiled walls, heated towel rail.

Bedroom 2 (11' 5" x 9' 1") or (3.48m x 2.76m)

Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 (10' 8" x 9' 3") or (3.24m x 2.82m)

Double glazed window to rear, fitted carpet, radiator.

Bedroom 4 (7' 3" x 7' 9") or (2.21m x 2.35m)

Double glazed window to front, radiator.

Bathroom (6' 7" x 5' 6") or (2.01m x 1.68m)

Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Tiled walls and flooring, heated towel rail.

External

Front Garden

Wooden porch over front door, decorative stones with driveway for two vehicles leading to detached garage and side access to rear enclosed garden.

Garage

Detached garage with up and over door, lighting and power points.

Rear Garden

Enclosed rear garden with wooden built covered decking area. Ample sized patio with artificial lawn and garden building.

Garden Building (10' 10" x 15' 1") or (3.30m x 4.59m)

Fully insulated out building with lighting and power points. Wood effect flooring, double glazed bi folding doors to rear garden.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be okay.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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