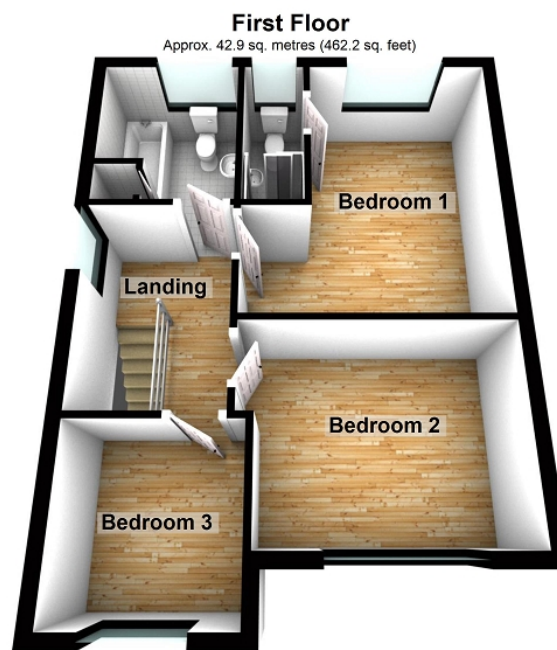




Total area: approx. 86.4 sq. metres (929.9 sq. feet)



**Graig Newydd  
Godrergraig  
Swansea.**

Price **£225,000**



- Semi detached property
- Three bedrooms
- En suite off master bedroom
- kitchen/dining room
- Cloakroom
- Off road parking
- Enclosed rear garden
- Sought after cul de sac location
- Viewing highly recommended
- No chain

**General Description**

A spacious three bedroom semi detached property situated in a quiet and tranquil cul de sac within the sought after development of Godrergraig. This modern property boasts three bedrooms, kitchen/dining room, enclosed rear garden and is located ideally for schools, Pontardawe town centre, Brecon Beacons national park, superstores, M4 shops and local amenities making it a perfect family home.

**EPC Rating: C72**

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](mailto:surveys@ctf-uk.com).

### Property Description

A spacious three bedroom semi detached property situated in a quiet and tranquil cul de sac within the sought after development of Godrergraig. This modern property boasts three bedrooms, kitchen/dining room, enclosed rear garden and is located ideally for schools, Pontardawe town centre, Brecon Beacons national park, superstores, M4 shops and local amenities making it a perfect family home.

### The Accommodation Comprises:

#### Ground Floor

Entered via uPVC door.

#### Hall (14' 4" x 6' 2") or (4.38m x 1.89m)

Doors to lounge, kitchen dining room and cloakroom. Under stairs storage, Tiled flooring, radiator, staircase to first floor.

#### Lounge (12' 3" x 12' 6") or (3.74m x 3.82m)

Double glazed bay window to front, electric fire with hearth and surround, wood effect flooring, radiator.

#### Kitchen/Dining Room (10' 7" x 19' 1") or (3.23m x 5.81m)

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. Plumbed for washing machine and dish washer, integrated fridge freezer. Tiled flooring, part tiled walls, radiator, double glazed french doors to rear garden, double glazed window to rear.

#### Cloakroom (4' 8" x 3' 6") or (1.41m x 1.06m)

Two piece suite comprising, wash hand basin, low level w/c. Tiled flooring, part tiled walls, radiator, double glazed frosted window to front.

#### First Floor

#### Landing (9' 8" x 6' 8") or (2.95m x 2.04m)

Doors to three bedrooms and bathroom, fitted carpet, radiator, double glazed window to side.

#### Bedroom 1 (13' 6" x 12' 0") or (4.11m x 3.67m)

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

#### En-Suite (7' 9" x 2' 11") or (2.37m x 0.90m)

Three piece suite comprising; walk in shower cubicle, wash hand basin and low level w/c. Wood effect flooring, part tiled walls, radiator, double glazed frosted window to rear.

#### Bedroom 2 (9' 4" x 11' 3") or (2.85m x 3.43m)

Double glazed window to front, fitted carpet, radiator.

#### Bedroom 3 (7' 10" x 7' 6") or (2.39m x 2.28m)

Double glazed window to front, fitted carpet, radiator.

#### Bathroom (7' 9" x 6' 8") or (2.37m x 2.04m)

Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Storage cupboard, wood effect flooring, tiled walls, radiator.

#### External

#### Front Garden

Lawn area and off road parking leading to gated access to rear garden.

#### Rear Garden

Enclosed rear garden with patio and lawn areas leading to wooden shed.

#### Broadband and Mobile phone

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

#### Services

Mains electricity, mains water, mains gas, mains drainage

#### Tenure

Freehold

#### Council Tax

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