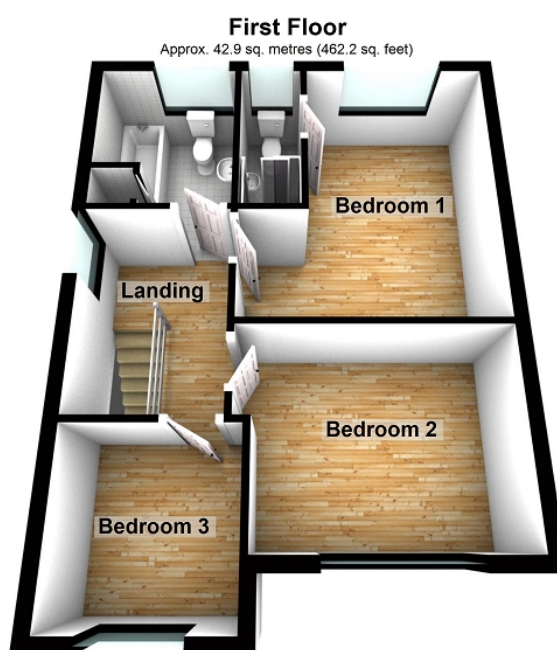
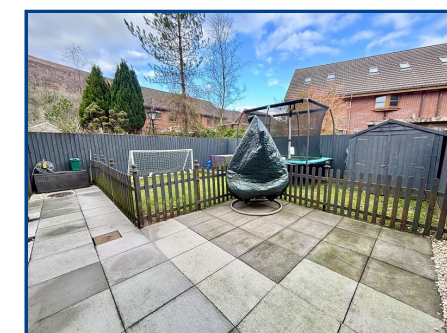
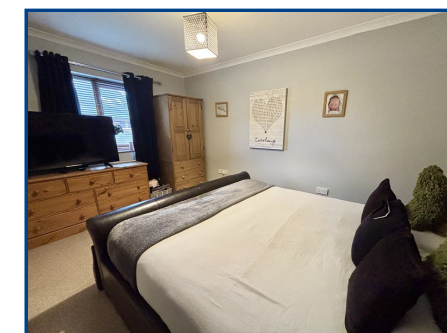
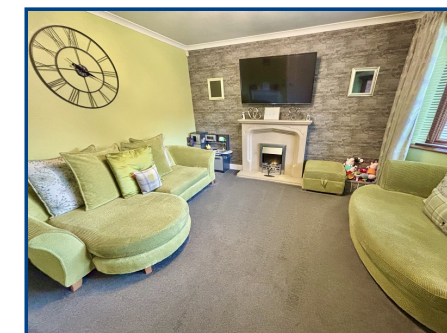


Total area: approx. 86.4 sq. metres (929.9 sq. feet)



Graig Newydd Godrergraig Swansea.

Price **£245,000**



- Video tour available
- Semi detached property
- Three bedrooms
- En suite off master bedroom
- Kitchen/dining room
- lounge
- Cloakroom
- Enclosed rear garden
- Off road parking
- No onward chain

General Description

Offered for sale with no onward chain a spacious three bedroom modern semi detached property situated in a quiet and tranquil cul de sac within the sought after development of Godrergraig. This modern property benefits three bedrooms (en suite off master bedroom), 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



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.

Tel: **01792 865 042**

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

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

Property Description

Offered for sale with no onward chain a spacious three bedroom modern semi detached property situated in a quiet and tranquil cul de sac within the sought after development of Godrergrraig. This modern property benefits three bedrooms (en suite off master bedroom), 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 and seating, 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, fitted carpet, 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 appliances include; fridge, freezer, electric fan oven with gas hob and extractor hood over. Plumbed for washing machine. 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, waterproof wall panels, heated towel rail, double glazed frosted window to rear.

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

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

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

Double glazed window to front, wood effect flooring, 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, lawn and decking 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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