

Gnoll Road, offers in excess of £425,000

- Five Bedroom Detached Home
- No Ongoing Chain
- Driveway
- Large Garden
- Nearby to Pontardawe Village for local amenities
- Close to the local nature reserve park for scenic walks
- Views from the bedroom overseeing the















About the property

Welcome to Gnoll Road, a beautifully sized five-bedroom detached property located in the peaceful and well-connected village of Godrergraig. This impressive home offers flexible living accommodation, making it ideal for larger families or anyone seeking extra space to work or relax.

The ground floor features a spacious reception room, perfect for family gatherings or entertaining. The kitchen offers ample space for dining, while the property benefits from a downstairs bathroom, adding practicality for modern family living.

Upstairs, you'll find five well-proportioned bedrooms and a bathroom, providing plenty of room for everyone or the potential to create a home office, playroom or guest space.

Externally, the home enjoys front and side gardens, offering lovely outdoor areas for relaxation, play, or gardening enthusiats. Being a detached property, it also provides a sense of privacy and peace, complemented by scenic surroundings and nearby countryside walks.



Accommodation

Hallway

16' 5" x 8' 8" (5.00m x 2.64m) **Lounge**

13' 1" x 18' 9" (3.99m x 5.71m) **Kitchen**

8' 5" x 15' 4" (2.57m x 4.67m) **Wc**

 $5' 5'' \times 3' 2'' (1.65m \times 0.97m)$ **Pantry**

6' 4" x 5' 4" (1.93m x 1.63m) **Bedroom One**

16' 5" x 10' 3" (5.00m x 3.12m) **Bedroom One Ensuite**

10' x 5' 6" (3.05m x 1.68m)

Landing

 $16' \ 5'' \ x \ 12' \ 2'' \ (\ 5.00m \ x \ 3.71m \)$ **Bedroom Two**

 $12' 6'' \times 12' 1'' (3.81m \times 3.68m)$ **Bedroom Three**

 $12' 1" \times 16' 3" (3.68m \times 4.95m)$ **Bedroom Four**

 $13' \, 2'' \, x \, 11' \, 7'' \, (\, 4.01 \, m \, x \, 3.53 \, m \,)$ **Bedroom Five**

12' 9" x 9' 3" (3.89m x 2.82m) **Bathroom**

8' 5" x 8' 7" (2.57m x 2.62m) **Bedroom Two Ensuite**

6'3" x 5'5" (1.91m x 1.65m)

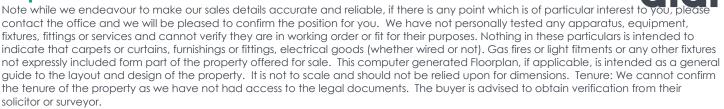
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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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