Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Gnoll Road
Godrergraig
Swansea

£310,000











- Detached property
- Three double bedrooms
- Two reception rooms
- Integral garage
- Hobby room
- Beautiful landscaped rear garden
- Off road parking
- Breathtaking panoramic views
- Sought after location
- Viewing highly recommended

Ref: PRB11946

Viewing Instructions: Strictly By Appointment Only

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General Description

A well presented three bedroom detached property with breathtaking panoramic valley views sitting on the sought after Gnoll road within the village of Godrergraig. This spacious property benefits from three double bedrooms, two reception rooms, integral garage, off road parking and is situated ideally for schools, bus routes, Pontardawe town centre, M4, superstores, shops and local amenities making it the perfect setting for a family home.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC double glazed door.



Entrance Hall (16' 4" x 8' 6") or (4.99m x 2.60m)

Double glazed window to front, doors to lounge, kitchen and cloakroom. LVT cushioned flooring, radiator, staircase to bedroom 1 and first floor.



Lounge (17' 7" x 11' 10") or (5.35m x 3.61m)

Double glazed window to front, modern wood burner with marble hearth, fitted carpet, radiator, open plan to dining room.



Dining Room (9' 8" x 11' 10") or (2.95m x 3.61m)

Double glazed sliding door to rear garden, fitted carpet, radiator, door to kitchen.



Kitchen (10' 10" x 8' 6") or (3.31m x 2.60m)

Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Integrated electric fan oven with induction hob and extractor hood over, plumbed for washing machine. LVT cushioned flooring, double glazed window to rear, door to rear garden, door with staircase to lower ground floor.

Cloakroom (5' 7" x 2' 7") or (1.70m x 0.78m)

Two piece suite comprising; wash hand basin and low level w/c. LVT cushioned flooring, tiled splashback, double glazed frosted window to side.



Bedroom 1 (16' 8" x 9' 11") or (5.07m x 3.03m)

Double glazed window to front, fitted carpet, radiator, walk in shower cubicle, wash hand basin vanity unit.

First Floor



Landing (12' 0" x 8' 10") or (3.67m x 2.70m)

Double glazed window to side, doors to two bedrooms and bathroom, storage cupboard, staircase to second floor.



Bedroom 2 (12' 4" x 11' 6") or (3.76m x 3.51m)

Double glazed window to rear, fitted carpet, radiator.



Bedroom 3 (11' 6" x 11' 6") or (3.50m x 3.51m)

Double glazed window to front, fitted carpet, radiator.



Bathroom (8' 11" x 8' 10") or (2.72m x 2.70m)

Four piece suite comprising; P shaped bath with shower over, wash hand basin pedestal, low level w/c and bidet. Part tiled walls, LVT cushioned flooring, radiator, double glazed window to rear.

Second Floor.



Landing (11' 3" x 8' 5") or (3.44m x 2.57m)

Double glazed window to side, fitted carpet, doorway to hobby room.



Hobby Room (11' 3" x 11' 11") or (3.44m x 3.64m)

Double glazed skylight, fitted carpet, radiator.

Lower Ground Floor.

Utility. (8' 0" x 9' 11") or (2.43m x 3.03m)

Window to rear, wall mounted gas combination boiler, door to garage.

Garage (12' 11" x 9' 11") or (3.94m x 3.03m)

Up and over door, power points and lighting.

External



Front Garden

Front lawn with an abundance of flowering plants and flower beds, stone steps to front of property, gated side access to rear garden.



Rear Garden

Patio leading to a beautiful tiered landscaped garden with an abundance of flowering plants and mature shrubs, flower beds, four apple trees and a pear tree.

Broadband and Mobile phone

Ultra 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

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

















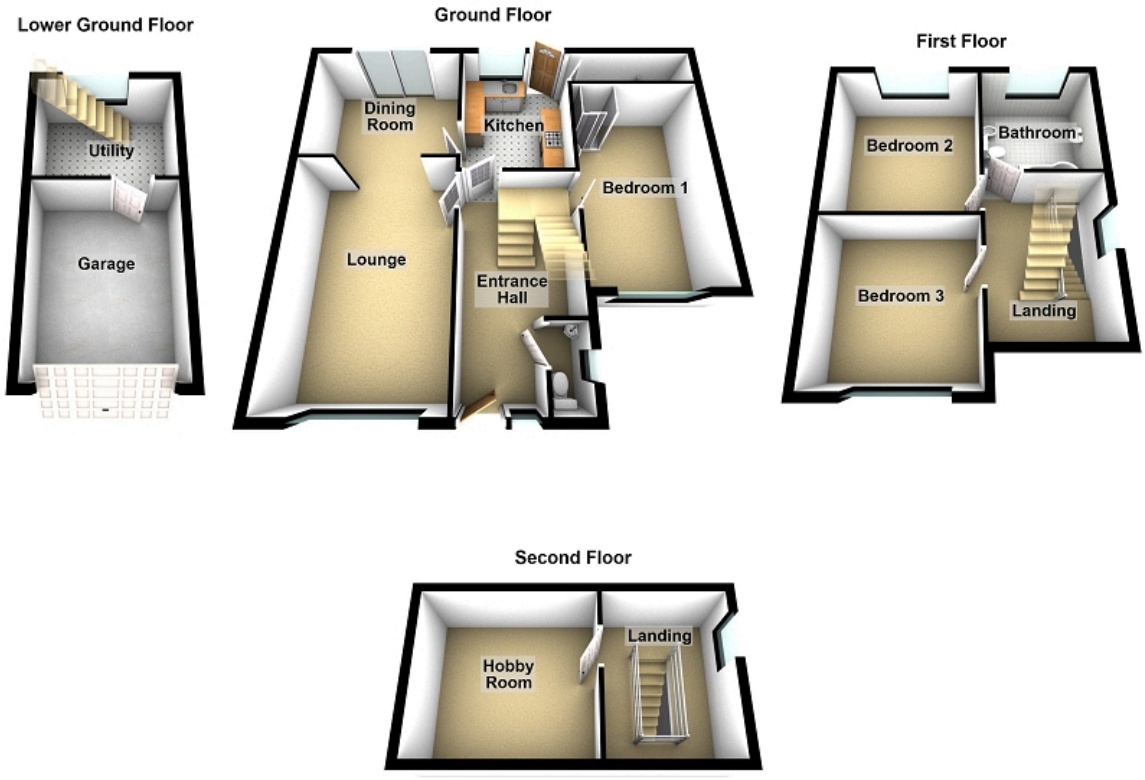










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