Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Graig Newydd
Godrergraig
Swansea

£215,000











- Semi detached property
- Three bedrooms
- Two reception rooms
- Kitchen
- First floor bathroom
- Cloakroom
- Integral garage
- Enclosed rear garden
- Off road parking
- Sought after location

Ref: PRB11955

Viewing Instructions: Strictly By Appointment Only

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General Description

A well presented three bedroom semi detached property with an integral garage sitting on a sought after development within the village of Godrergraig. This spacious property benefits from two reception rooms, off road parking, enclosed rear garden and is situated ideally for schools, bus routes, Pontardawe town centre, M4, superstores, shops and local amenities making it the perfect home for all aspects of life.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via composite door.

Hall (10' 10" x 5' 11") or (3.29m x 1.81m)

Door to dining room, wood flooring, radiator, staircase to first floor.



Dining Room (11' 3" x 6' 7") or (3.44m x 2.0m)

Double doors to living room, door to kitchen, wood flooring, radiator, double glazed French doors to rear garden.



Living Room (23' 6" x 10' 3") or (7.16m x 3.12m)

Double glazed bay window to front, wood flooring, two radiators, double glazed French doors to rear garden.



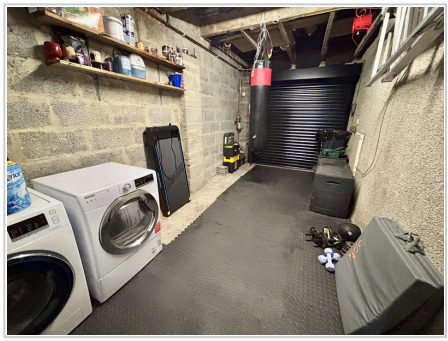
Kitchen (13' 8" x 8' 0") or (4.17m x 2.44m)

Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Integrated electric fan oven with gas hob, plumbed for dishwasher, tiled flooring, part tiled walls. Radiator, two double glazed windows, doors to cloakroom and integral garage, double glazed frosted door to rear garden.

Cloakroom (4' 4" x 4' 7") or (1.32m x 1.40m)

Two piece suite comprising; wash hand basin pedestal and low level w/c. Tiled flooring, tiled splashback.





Garage (18' 6" x 8' 0") or (5.63m x 2.44m)

Electric roller shutter, plumbed for washing machine, lighting and power points.

First Floor



Landing (9' 4" x 8' 5") or (2.85m x 2.56m)

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



Bedroom 1 (13' 2" x 9' 5") or (4.01m x 2.88m)

Double glazed window to front, built in wardrobes with sliding doors, fitted carpet, radiator.



Bedroom 2 (10' 4" x 9' 5") or (3.14m x 2.88m)

Double glazed window to front, fitted carpet, radiator.

Bedroom 3 (8' 6" x 6' 9") or (2.58m x 2.05m)

Double glazed window to front, wood flooring, radiator.





Bathroom (5' 4" x 6' 9") or (1.62m x 2.05m)

Three piece suite comprising; panelled bath with shower over, wash hand basin pedestal and low level w/c. Tiled flooring, tiled walls, radiator, double glazed frosted window to rear.

External

Front Garden

Off road parking.

Rear Garden

Enclosed rear garden with patio, lawn and shed.

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 gas, mains water, mains drainage

EPC Rating:75

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band C

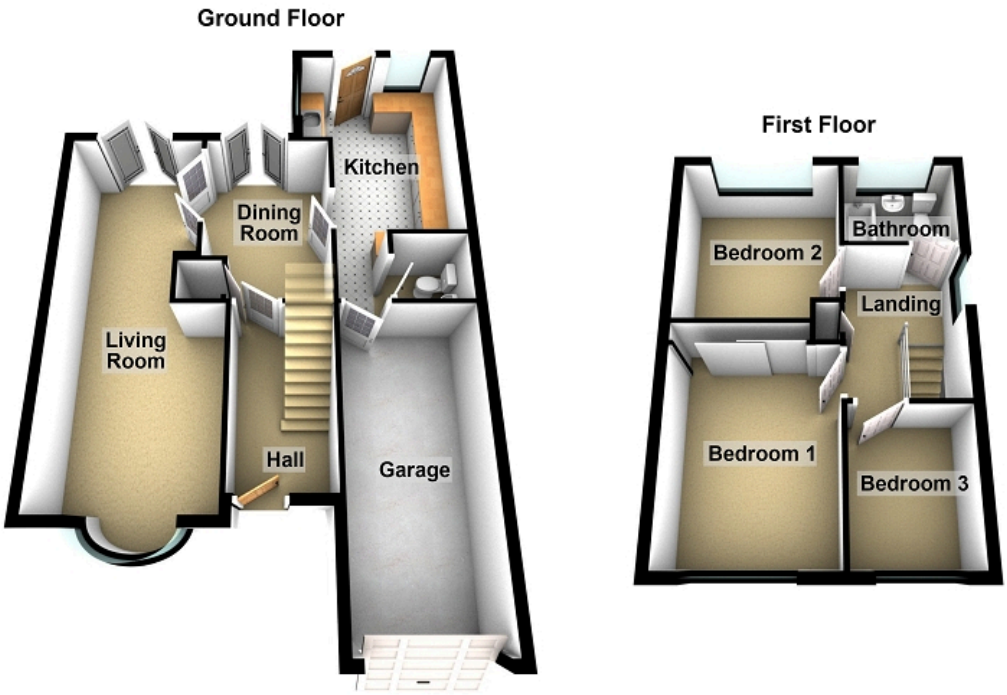










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