Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Llys Rhaeadr
Godrergraig
Swansea

£325,000











- Video tour available
- Modern Detached property
- Four double bedrooms
- En suite off master bedroom
- Kitchen/dining room
- Study
- Enclosed rear garden
- Detached garage currently being utilised as a gym
- Sought after cul de sac
- No onward chain

Ref: PRB11906

Viewing Instructions: Strictly By Appointment Only

0

General Description

Offered for sale with no onward chain a well presented modern four bedroom detached property nestled away on a quiet cul de sac within a sought after development in the village of Godrergraig. This spacious property benefits from four double bedrooms, two reception rooms, off road parking, enclosed rear garden and is situated ideally for schools, bus routes, cycle paths, Pontardawe town centre, M4, shops and local amenities making it the perfect setting for a family home.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via composite door.

Hall (12' 9" x 9' 7") or (3.88m x 2.91m)

Doors to lounge, kitchen/dining room, study and cloakroom. Under stairs storage cupboard, wood flooring, radiator, staircase to first floor.



Study (7' 3" x 7' 7") or (2.20m x 2.30m)

Double glazed window to front, wood flooring, radiator.



Lounge (15' 0" x 10' 11") or (4.57m x 3.33m)

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



Kitchen/Dining Room (22' 6" x 9' 3") or (6.87m x 2.83m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated appliances include; dishwasher and gas hob with extractor hood over. Wood flooring, two radiators, double glazed windows to front and side. Doorway to utility room, double glazed French doors to rear garden.

Utility Room (6' 1" x 6' 2") or (1.85m x 1.88m)

Wall unit housing gas combination boiler, plumbed for washing machine, wood flooring, radiator, double glazed window to rear.

Cloakroom (3' 1" x 6' 2") or (0.94m x 1.88m)

Two piece suite comprising; wash hand basin and low level w/c. Wood flooring, radiator.

First Floor

Landing (9' 9" x 8' 1") or (2.98m x 2.47m)

Doors to four bedrooms and bathroom, fitted carpet, radiator.



Master Bedroom (13' 5" x 10' 11") or (4.09m x 3.33m)

Double glazed windows to front and side, built in wardrobes, fitted carpet, radiator, door to en suite.

En Suite (5' 11" x 5' 11") or (1.80m x 1.80m)

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



Bedroom 2 (11' 11" x 9' 7") or (3.62m x 2.91m)

Double glazed window to rear, built in wardrobes, fitted carpet, radiator.



Bedroom 3 (10' 4" x 9' 7") or (3.15m x 2.91m)

Double glazed window to front, fitted carpet, radiator.



Bedroom 4 (8' 10" x 10' 1") or (2.68m x 3.07m)

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

Bathroom (6' 2" x 6' 9") or (1.89m x 2.05m)

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



External

Front Garden

Front lawn with pathway leading to house, off road parking for several vehicles leading to detached garage. Gated access to rear enclosed garden.



Garage

Currently utilised as a gym and has been internally insulated, power points and lighting.



Rear Garden

Enclosed rear garden with patio and large lawn leading to decking area.

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:77

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



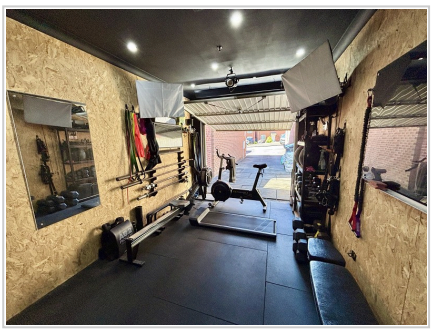




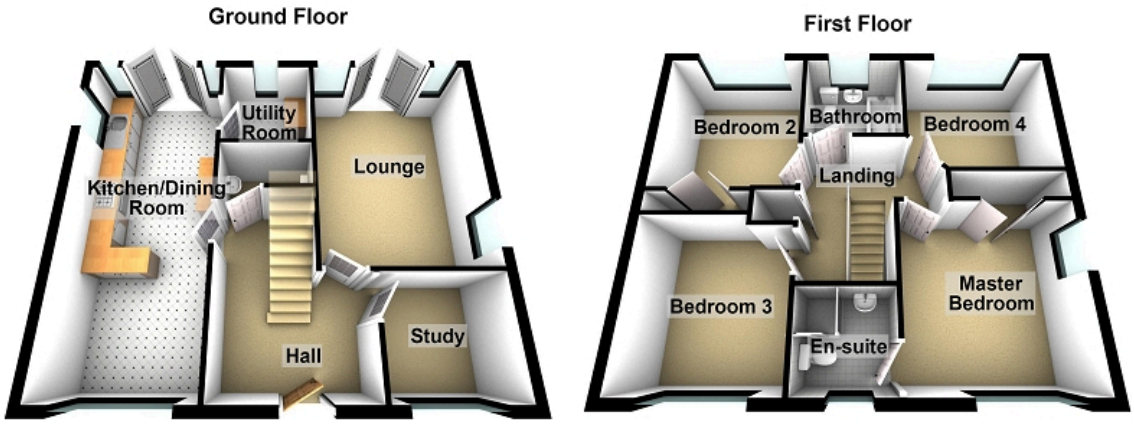








Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no 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.