Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Graig Road
Godrergraig
Swansea

£135,000











- End Terrace Cottage
- 2 Double bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Sun room
- Wet room and a shower room
- Gas central heating
- Double glazed
- Rear garden
- Views over the Swansea Valley

Ref: PRB11941

Viewing Instructions: Strictly By Appointment Only

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General Description

Clee Tompkinson Francis are pleased to present this lovely two bedroom Cottage located in Godrergraig. This property has well presented accommodation which is spread over three floors - on the ground floor you will find a lovely lounge and dining area with views towards the Swansea Valley, whilst on the lower ground floor there is a modern kitchen/ breakfast area, shower room and a sun room opening up onto a lovely rear garden to the first floor you will find two double bedrooms and a further shower room.

Accommodation

Ground Floor

Entrance Hall

Double glazed door to front, storage cupboard, stairs to first floor & wooden flooring.

Lounge/Dining Room

Open plan lounge/dining room:-

Lounge Area (13' 5" x 9' 4") or (4.10m x 2.85m)

Door to entrance hall, double glazed window to rear, radiator, laminate flooring and stairs to lower ground floor, open plan to the dining area:-

Dining Area (9' 2" x 13' 7") or (2.80m x 4.15m)

Double glazed french door to rear, radiator and laminate flooring.

Stairs to lower ground floor

Lower Ground Floor.

Kitchen/Breakfast Room (18' 8" Max x 10' 4" Max) or (5.70m Max x 3.15m Max)

Double glazed window to side, double glazed window to rear, double glazed door to the sun room, Fitted kitchen with an in built gas hob with an extractor fan over, electric oven, 1 1/2 drainer sink unit, work top with shelving unit over, tiled splash back, storage cupboard to breakfast area part wooden/part tiled floor, radiator and an electric heater.

Utility Room (3' 9" x 4' 7") or (1.15m x 1.40m)

Work top space and plumbing for a washing machine, gas boiler and a tiled floor.



Wet Room (4' 9" x 5' 5") or (1.45m x 1.65m)

Double glazed window to side, w.c, wash hand basin, ladder radiator, tiled floor and tiled walls.

Sun Room (4' 11" x 8' 0") or (1.50m x 2.45m)



Double glazed door to side, double glazed sliding patio door to rear, radiator and a tiled floor.

First Floor

Landing



Bedroom 1 (10' 2" x 11' 0") or (3.10m x 3.35m)

Double glazed window to front, inbuilt wardrobe and a radiator.



Bedroom 2 (10' 4" x 11' 6") or (3.15m x 3.50m)

Double glazed window to rear, 2 in built wardrobes and a radiator.



Shower Room (5' 11" x 3' 9") or (1.80m x 1.15m)

Shower cubicle, w.c, wash hand basin set in a vanity surround, extractor fan, ladder radiator, wooden floor and tiled walls.

External

Side pedestrian access, patio area to the immediate rear with a series of flowerbeds rear storage shed superb views over the Swansea Valley.

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

EPC Rating:66

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band A





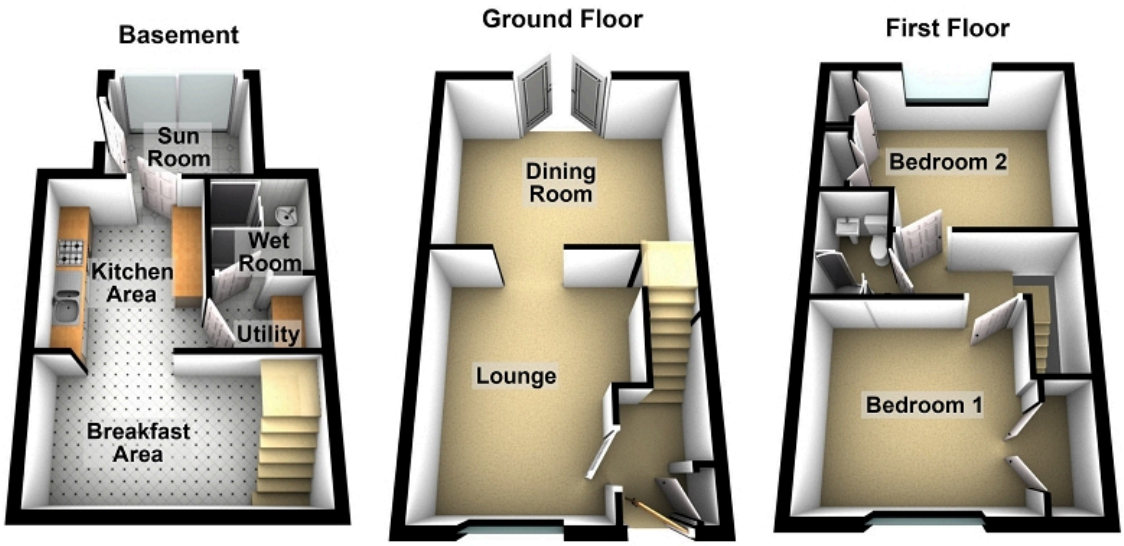










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