



Roberts
Homes

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for photos
and video



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4 Bedroom Detached House

17 Ffordd Danygraig, Godrergraig, Swansea, SA9 2BH

£299,950



For families looking to upsize, this superbly presented 4-bedroom detached awaits. Situated on a popular, quiet development with mountain views to the front and rear, The property has been thoughtfully enhanced with a garage conversion, creating a versatile additional reception room perfect for a playroom, home office, or cwtch as well as providing extra storage off the utility room. The well-equipped kitchen provides space for a large American-style fridge/freezer and opens onto a low-maintenance garden with block-built storage shed. This stunning property is a must-see for growing families. Contact us to book a viewing and discover your dream home.

Godrergraig is located some 12 miles north of Swansea, just off the main A4067 and provides a convenient commute for both Swansea and Brecon. Nearby towns Pontardawe and Ystradgynlais provide a range of Welsh and English schools, shopping, and recreational facilities. Nearby National Cycle Network route 43 along the old canal towpath connects with Coelbren to the north and Swansea to the south.

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Entrance Hall

Composite door with glazed panels to front. Hybrid laminate flooring. Built-in understairs storage. Radiator.

Sitting Room 3.41 m x 2.41 m (11'2" x 7'11") approx

Solar inverter servicing hot water and electric. Window to front. Radiator.

Lounge 4.38 m x 3.20 m (14'4" x 10'6") approx

Window to front. Radiator.

Cloakroom

White W.C and wash hand basin with splashback tiles. Hybrid laminate floor. Radiator.

Kitchen/Diner 2.64 m x 6.07 m (8'8" x 19'11") approx

To include a range of wood finish wall and base units. Solid wood worktops. Ceramic 1.5 bowl sink with mixer tap. Plumbed for fridge freezer. Integrated dishwasher. Hotpoint 4-ring gas hob with stainless steel overhead extractor. Electrolux electric oven. Double-patio doors to rear. 3 windows to rear. 2 radiators.

Utility Room 2.04 m x 1.74 m (6'8" x 5'9") approx

Base units and wall cupboards. Solid wood worktops. Stainless-steel 1.5 bowl sink. Plumbed for automatic washing machine. Wall-mounted Logic gas boiler servicing central heating and hot water. Floor tiled. Full glazed panel uPVC door to rear. Radiator.

Storage Room 1.28 m x 2.40 m (4'2" x 7'10") approx

Built-in cupboards. Tiled floor.

Upper Floor:

Landing

Loft access. Built-in airing cupboard with hot water cylinder.

Bedroom 1 4.21 m x 3.02 m (13'10" x 9'11") approx (excluding wardrobes and recess)

Built-in wardrobes. Window to front. Radiator.

Ensuite Shower Room

White W.C and wash hand basin. Shaver socket. Recessed shower cubicle. Walls part-tiled. Headed towel ladder. Window to front.

Bedroom 2 3.40 m x 2.60 m (11'2" x 8'6") approx (excluding recess)

Built in cupboard. Window to front. Radiator.

Bedroom 3 2.92 m x 2.83 m (9'7" x 9'3") approx

Window to rear. Radiator.

Bedroom 4 2.07 m x 2.75 m (6'9" x 9'0") approx

Window to rear. Radiator.

Family Bathroom 1.95 m x 2.16 m (6'5" x 7'1") approx

White bath with overhead shower. Wash hand basin and W.C. Floor tiled. Walls part-tiled. Sunk spots to ceiling. Heated towel ladder. Window to rear.

Exterior:

To the front

Driveway with parking for two cars. Small lawn bordered by shrubs. Deciduous tree.

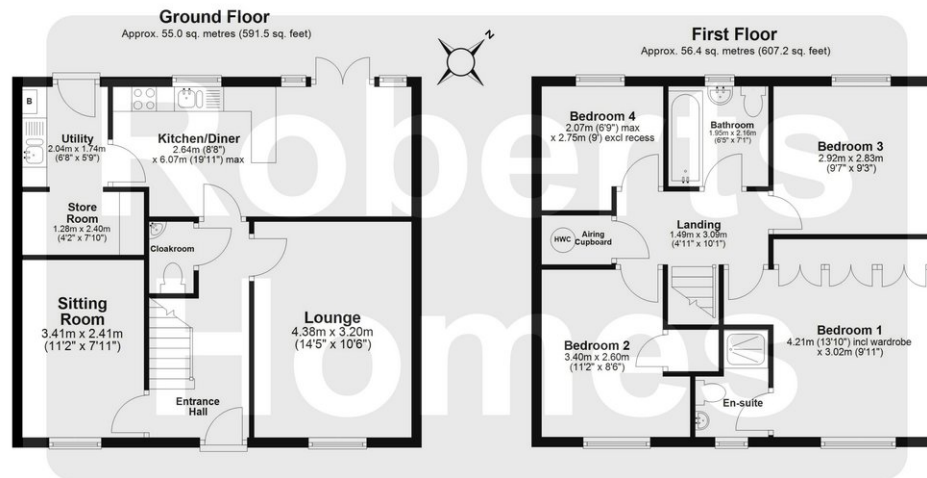
To the Rear

Garden laid mostly to artificial grass. Paved patio. Flower beds with a range of shrubs and small trees. Raised, decked seating area with pergola. Block-built shed with uPVC full-glazed doors and power. Outside tap. Side pedestrian access to front.



Tenure: Freehold
Council tax band: D (Neath Port Talbot County Council)
Services: Mains gas. Mains water & drainage (advised metered). Mains & solar electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 111.4 sq. metres (1198.7 sq. feet)

The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 88 | 90 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**Roberts
Homes**

Selling houses for over 50 years and passionate about Ystradgynlais and the surrounding area, we are the local estate agent for Ystradgynlais and the Upper Swansea Valley. With a single office that's been a part of Ystradgynlais since 1972, we're a truly local business. Our staff live and work in Ystradgynlais and are active participants in the community. As strong supporters of local business, we're invested in seeing Ystradgynlais and the surrounding areas thrive.

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OnTheMarket



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