

Roberts
Homes



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3 Bedroom Detached house with outstanding views
49 Gnoll Road, Godrergraig, Swansea, West Glamorgan, SA9 2PA

£300,000



A detached house and garage with outstanding views of the valley to the front and a large well landscaped garden to the rear. Split over five floors the house has three double-bedrooms plus an attic office/ hobbies room. In excellent decorative order, viewing is highly recommended.

Godrergrai 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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Consumer Protection from Unfair Trading Regulations 2008

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Hallway

Understairs storage. uPVC double glazed door with a glazed side panel to the front. Radiator.

Cloakroom

Corner wash hand basin and w.c. Window to side.

Lounge/Diner 8.41 m x 3.73 m (27'7" x 12'3") approx

Log burner to lounge. Patio doors to rear, picture window to front. Two radiators.

Kitchen 3.28 m x 2.69 m (10'9" x 8'10") approx

Fitted with a range of modern light grey wall and base units to include an induction hob, cooker hood and double oven. Plumbed for automatic washing machine. Built in shelving. Window to rear. uPVC double-glazed door to rear.

Lower Ground Floor

Utility 2.44 m x 2.92 m (8'0" x 9'7") approx

Wall mounted gas boiler servicing central heating and hot water. Wooden windows to rear. Access to garage.

Garage 4.04 m x 2.93 m (13'3" x 9'7") approx

Integral with access from the utility room, it has both power and light.

Mezzanine Floor

Bedroom 1 5.06 m x 2.94 m 16'7" x 9'8" approx

Window to front. Radiator.

Ensuite *open plan to bedroom*

White wash hand basin in a vanity unit. Shower cubicle with a waterfall shower. Loft access.

First Floor

Bedroom 2 3.76 m x 3.82 m (12'4" x 12'6") approx

Window to rear. Radiator.

Bedroom 3 3.51 m x 3.83 m (11'6" x 12'7") approx

Window to front. Radiator.

Bathroom 2.63 m x 2.73 m (8'8" x 8'11") approx

Modern white wash hand basin, w.c., bidet and bath with an over bath waterfall shower. Mirror with concealed lighting and shaver point. Window to rear. Radiator.

Attic Floor

Landing 3.66 m x 2.77 m (12'0" x 9'1") approx

Window to side.

Hobbies Room / Office 4.00 m x 3.58 m 13'1" x 11'9" approx

Double glazed roof light. Radiator.

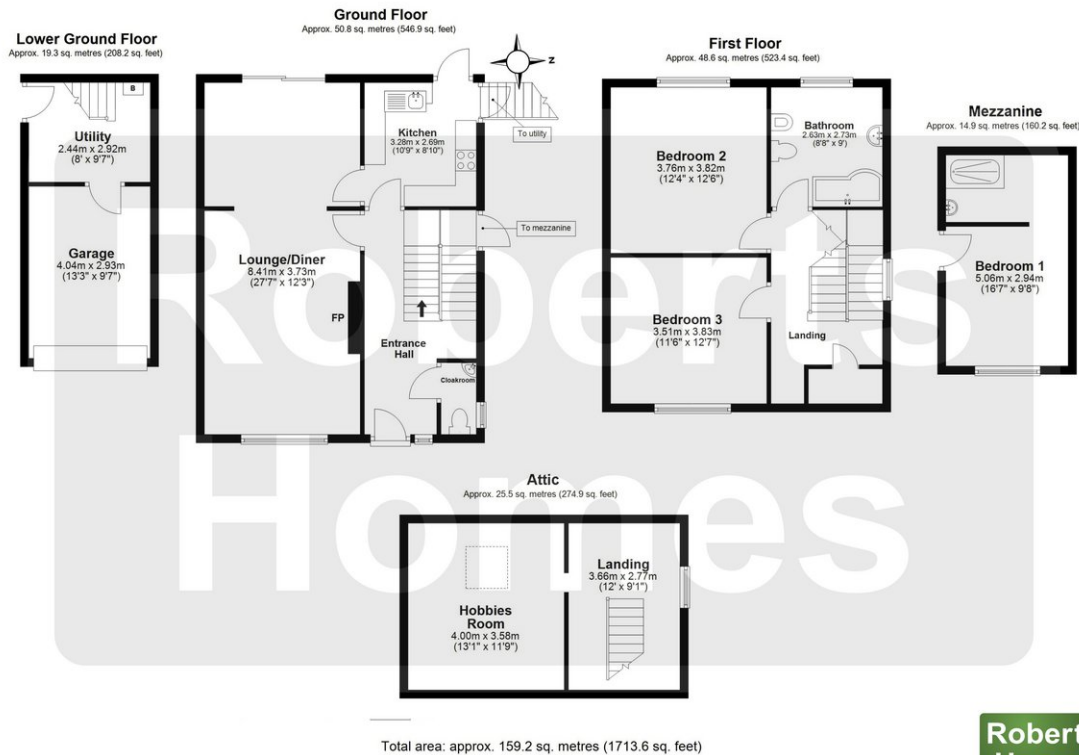
Exterior

Front Garden

Laid to lawn and flowerbeds with access steps from the drive and a stone boundary wall. Driveway to garage.

To the rear

Large, paved patio area. Outside tap and log store. The elevated garden has been lovingly landscaped and terraced by the present owners. It now offers a lawned area plus numerous plants including Rhododendrons, heather, and flowers, together with five apple trees, two pear trees, and one plum tree.



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.



Tenure: Freehold
Council tax band: E (Neath Port Talbot County Council)
Services: Mains gas, mains water and drainage (advised metered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82



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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