

John. Francis

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



Glanderri, 253 Graig Road, Godrergrraig SA9 2NZ

Offers in the region of £150,000

Elevated Position With Views
Two Double Bedrooms Plus Attic Room
Approx 0.3 acres Including Woodland
Three Flexible Reception Areas
Driveway Parking and Double Garage

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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DESCRIPTION

A detached property situated on a generous size plot of approximately 0.3 of an acre. tucked away in the Godregraig hillside. Currently the property offers two double bedrooms, attic room and three reception rooms with the possibility of utilising of a reception room as a third bedroom and potential for a ground floor cloakroom. Also featuring a driveway, woodland and large double garage. Externally the property offers good size gardens with a detached double garage and parking on the opposite side of the lane.

Located in the village of Godregraig which is on the outskirts of Pontardawe with views across to the Darren Mountain. Godregraig is surrounded by picturesque walks and beautiful scenery also offering local amenities and schools. For commuters, there is good easy access to the M4 via junction 45 at Ynysforgan Viewings are highly recommended to truly appreciate this detached, family home ideal for the rural lifestyle.

ENTRANCE HALLWAY

Entered via double glazed door to front, original decorative tiling to floor, dado rail, original staircase, under stair storage cupboard.

LIVING ROOM

11' 10" x 8' 11" (3.35m 0.25m x 2.44m 0.28m)
Bay window to front, single glazed original sash windows with views across the front garden, radiator, original wood floorboards, decorative feature fireplace and mantle with wood burning stove. Coving, skirting, decorative ceiling rose.

DINING/FAMILY ROOM

24'1 x 11'10 (7.34m x 3.61m)

Two double glazed windows to side, double glazed french doors to side opening onto garden area. Laminate wood effect flooring, radiator

LOUNGE

13'9 x 11' (4.19m x 3.35m)
Double glazed window to side with obscured glass, laminate wood effect flooring, radiator.

KITCHEN

15'1 x 10'5 (4.60m x 3.18m)
Double glazed window to side, solid wood door to rear accessing garden, tiled flooring, hard wood base units with work surface over, storage shelves, space for range style electric cooker, space for dining table, space for fridge

FIRST FLOOR LANDING

Original wood floor boards, double glazed window to side, double glazed window to front, stairs to first floor.

BEDROOM 1

12' 0" x 7' 11" Min or 3.66m x 2.41m Min (3.66m 0.00m x Bay double glazed window with views to front, original wood floor boards, cast iron fireplace, radiator.

BEDROOM 2

12'10 x 10' (3.91m x 3.05m)
Double glazed french doors to to rear, original wood floor boards, radiator.

ATTIC ROOM

Double glazed round window to side, velux sky lights, exposed wood beams, carpet, radiator

EXTERNALLY

The property is situated on approximately 0.3 of an acre. A sloping driveway accessed from a lane off Graig Road, leads to a level standing providing parking for numerous vehicles. Opposite the entrance to the driveway sits a double garage and extra parking to the front. To the side and rear, there is a tiered garden featuring a

variety of mature plants, and small parcel of woodland extending up the mountain side. Also featuring a channelled spring leading off the boundary.

Please note there is knotweed within the 8 meters of the boundary

SERVICES

The property has mains electric and water, oil fired burner provides the house with heating, private drainage through septic tank.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisPont or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office, proceed straight up High Street. Continue along passing through Ynysmeudwy. At the mini-roundabout, take the first turning off onto Cilmaengwyn Road. Continue along until it becomes Graig Road and the property is located on the right-hand side identified by our John Francis For Sale board.



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