



20 Llys Rhaeadr, Godrergraig, Swansea, SA9 2BG

Offers In The Region Of £185,000

Nestled in the charming area of Godrergraig, Swansea, this delightful end link terraced house offers a perfect blend of comfort and modern living. Ideal for first-time buyers or those seeking a sound investment, the property boasts a well-thought-out layout spread over two floors. Upon entering, you are welcomed into a spacious entrance hallway which follows into a reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The ground floor also features a convenient cloakroom and a well-equipped kitchen, which flows seamlessly into the living room, creating an open and airy space for family gatherings. The first floor is home to three generously sized bedrooms, ensuring ample space for family or guests. The master bedroom benefits from an ensuite shower room, providing a private retreat, while a family bathroom serves the other two bedrooms, catering to all your needs. Externally, the property offers off-road parking to the front and the level enclosed garden to the rear presents an ideal space for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. Situated within a modern residential development of mixed housing, this home is not only practical but also benefits from a friendly community atmosphere. With its appealing features and convenient location, this property is a wonderful opportunity for those looking to establish themselves in a lovely part of Swansea. Don't miss the chance to make this house your home.

Main Dwelling

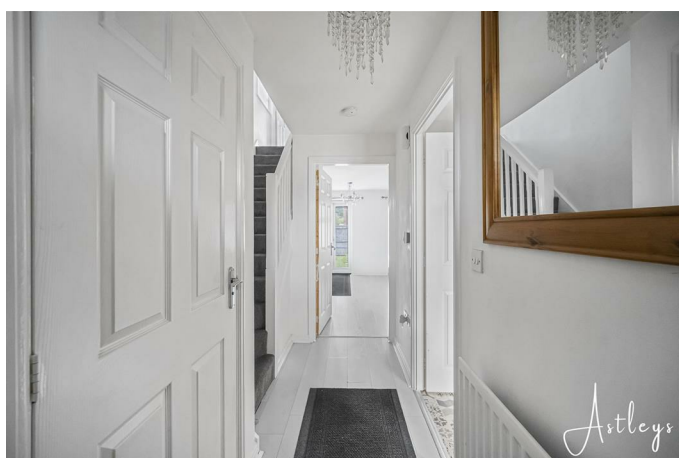


Front glazed entrance door into:

Entrance porch 4'3" x 2'0" (1.30m x 0.62)

With tiled floor, double glazed door into:

Entrance hallway 11'10" x 3'4" (3.63m x 1.04m)



With laminate flooring, radiator, stairs to first floor.

Cloakroom 5'8" x 2'11" (1.73m x 0.89m)



With 2 piece suite in white comprising w.c. and wash hand basin on vanity unit, cushion flooring, radiator, double glazed window to side.

Kitchen 10'11" x 8'9" (3.35m x 2.69m)



Fitted with base and wall units with beech effect with beige work surfaces, stainless steel sink unit, built-in electric oven with gas hob and extractor canopy over, space for washing machine and fridge and freezer, cushion flooring, double glazed window to front, part tiled walls, radiator.



Living room 15'9" x 14'5" (4.81m x 4.41m)

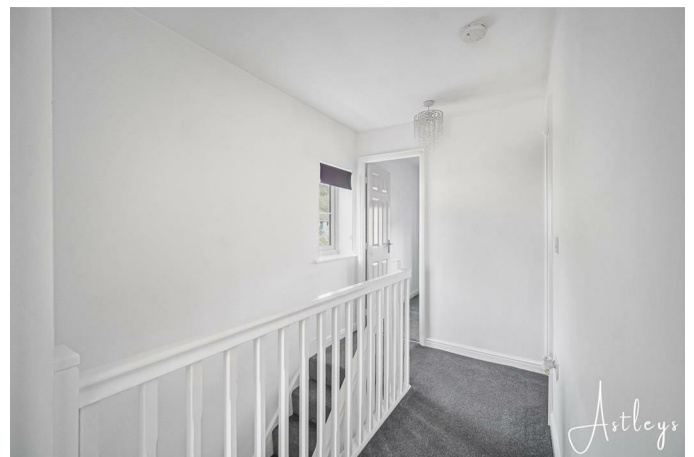


With laminate flooring, double glazed windows to side and rear, double glazed french doors to rear, two radiators, understairs storage cupboard.



FIRST FLOOR

Landing area 12'0" x 6'2" (3.67m x 1.90m)

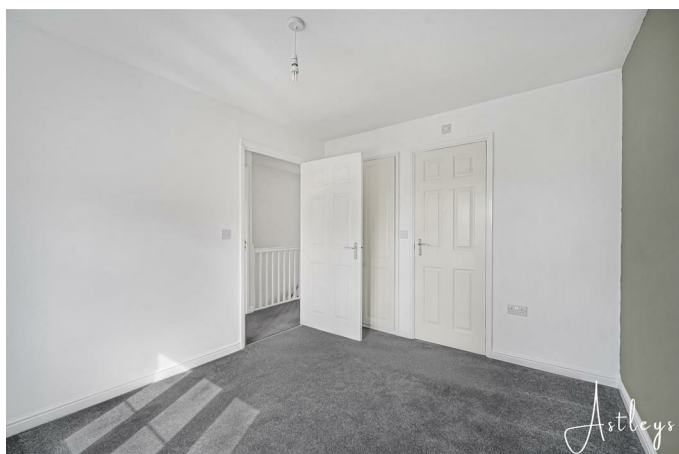


With access to roof space, double glazed window to side, overstairs cupboard housing water tank.

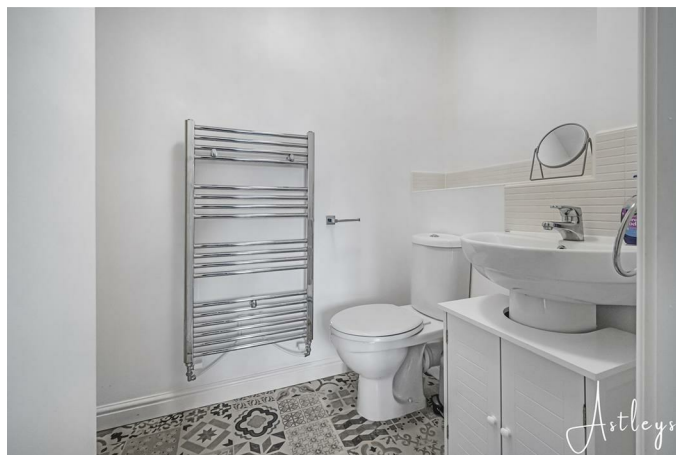
Bedroom one 10'10" x 9'4" (3.32m x 2.85m)



With double glazed window to front, double fitted wardrobe, radiator.



Ensuite shower room 9'4" x 4'5" (2.85m x 1.36m)



With shower cubicle, w.c., wash hand basin on vanity cupboard, cushion flooring, heated towel rail, part tiled walls.

Bedroom two 10'2" x 6'11" (3.12m x 2.11m)



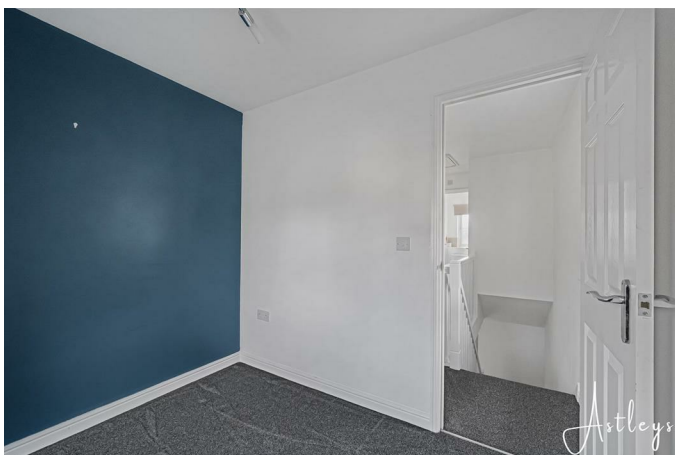
With two double glazed windows to rear, radiator.



Bedroom three 8'6" x 7'4" (2.61m x 2.24m)



With double glazed window to rear, radiator.



Bathroom/w.c. 6'4" x 6'2" (1.94m x 1.90m)



With 3 piece suite in white comprising panelled bath, vanity sink, w.c., cushion flooring, double glazed window to front, part tiled walls, heated towel rail.

Bathroom/w.c.

Outside



Front forecourt garden. Off-road parking. Side access gate to enclosed level garden to the rear.



Agents notes

Neath Port Talbot

Council Tax

Band: C

Annual Price:

£2,259



Agents notes

Conservation Area :

No

Flood Risk:

River : Low

Seas : Very low

Floor Area:

818 ft 2 / 76 m 2

Plot size:

0.05 acres

Mobile coverage:

EE

Vodafone

Three

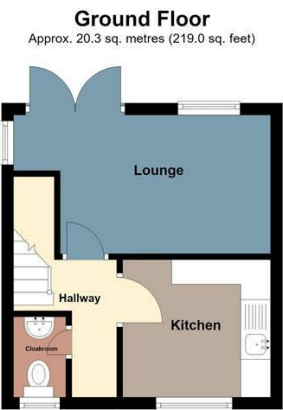
O2

Satellite / Fibre TV Availability:

BT

Sky

Floor Plan

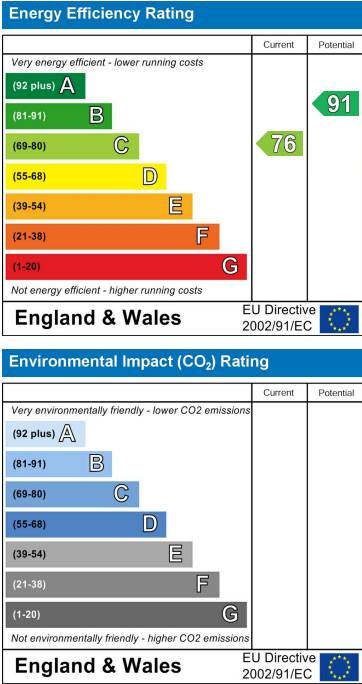


Total area: approx. 41.3 sq. metres (444.3 sq. feet)

Area Map



Energy Efficiency Graph



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