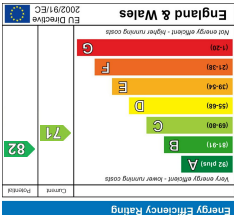


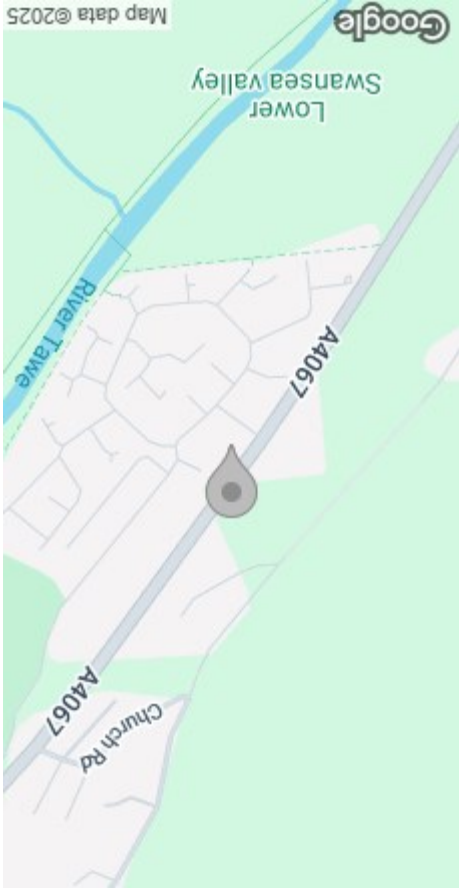


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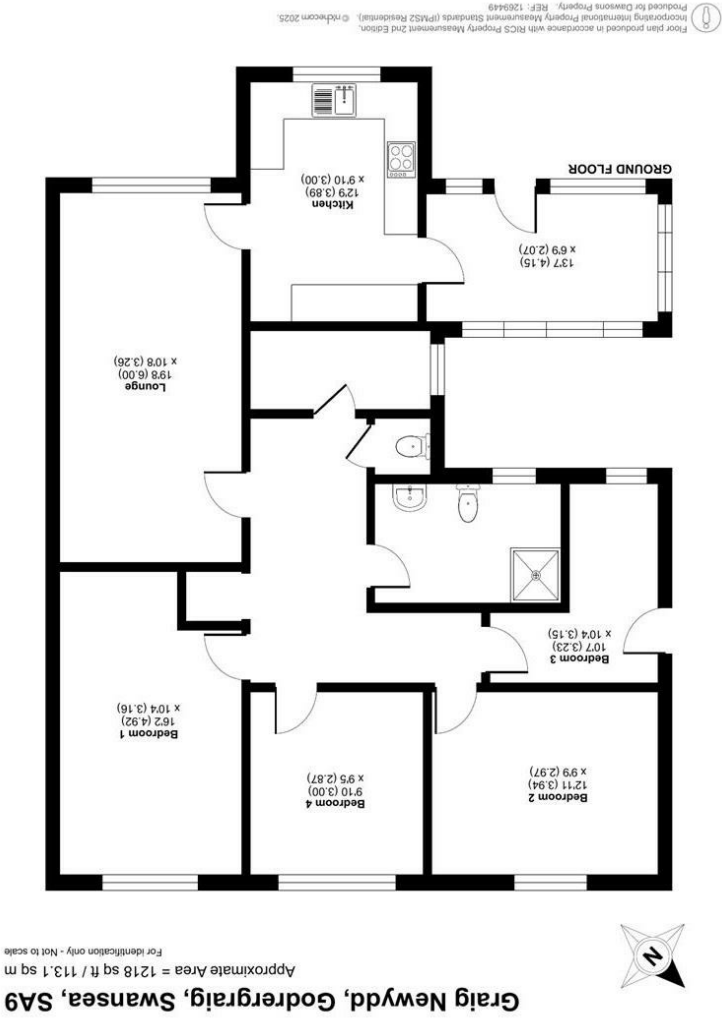
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EPC



AREA MAP



FLOOR PLAN



1 Graig Newydd
Godrergrraig, Swansea, SA9 2DF
Asking Price £230,000



GENERAL INFORMATION

Located in the charming area of Graig Newydd, Godrergraig, this delightful semi-detached bungalow offers a perfect blend of comfort and versatility.

The property boasts four well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The bungalow features a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining.

The accommodation is designed to be adaptable, allowing you to tailor the space to suit your lifestyle needs. The shower room is conveniently located, ensuring ease of access for all residents.

One of the great features of this property is the enclosed rear garden. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family and also presents lovely views of the surrounding area.

Parking is a breeze with space available for up to three vehicles, a valuable asset in today's busy world. Viewing is highly recommended.

FULL DESCRIPTION

Entrance

Conservatory
13'7 x 6'9 (4.14m x 2.06m)

Kitchen
12'9 x 9'10 (3.89m x 3.00m)

Lounge
19'8 x 10'8 (5.99m x 3.25m)

Inner Hallway

Bedroom One
16'2 x 10'4 (4.93m x 3.15m)



Bedroom Four
9'10 x 9'5 (3.00m x 2.87m)

Bedroom Two
12'11 x 9'9 (3.94m x 2.97m)

Bedroom Three
10'7 x 10'4 (3.23m x 3.15m)



Shower Room

W.C

External

Parking
Driveway

Council Tax Band
C

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and drainage. Broadband - the current supplier is BT. Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Addition Information
Japanese Knotweed plan in place.

