



Llys Cambrian, Gordregraig, Swansea, SA9 2EY

Offers In Region Of £195,000



Calow Evans
Estate Agents

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A modern three bedroom semi detached home ideal for first time buyers situated in the village of Godrergraig, nestled in the Swansea Valley. This ideal first time buyers property or for those looking for a low maintenance home enjoys a full width kitchen/diner with French doors opening out on to the fairly private garden. The property benefits from a ground floor cloakroom, first floor bathroom, gas fired central heating and double glazing. Externally, there is a driveway to the front providing ample parking and a pleasant enclosed rear garden

The Village of Godrergraig is situated conveniently to Pontardawe, Ystradgynlais and enjoys ease of access to the M4 motorway via the A4067. The village itself enjoys beautiful nature trails and cycle paths.





Accommodation:

Entrance Hallway

Tiled floor, single panel radiator.

Cloakroom

Double glazed window to front, heated towel rail, WC, pedestal wash hand basin, tiled floor, part tiled walls.





Lounge/Diner

4.8m x 4.57m (15'9"/11'10" x 15'0"/12'4")

Double glazed window to front, two single panel radiators, wall mounted electric modern fire, stairs to first floor.

Kitchen/Diner

4.55m x 2.51m (14'11" x 8'3")

Double glazed French doors to rear, double glazed window to rear, double panel radiator, kitchen fitted with a range of wall & base units, double eye-level electric oven & grill, gas hob, extractor fan over, cupboard housing ideal boiler, under stairs storage cupboard.

First Floor Landing

Access to loft



Bedroom One

4.06m x 2.57m (13'4" x 8'5")

Double glazed window to front, single panel radiator.

Bedroom Two

3.28m x 2.57m (10'9" x 8'5")

Double glazed window to rear, single panel radiator.

Bedroom Three

3.12m x 1.91m (10'3"/7'3" x 6'3")

Double glazed window to front, single panel radiator, storage cupboard.



Bathroom

1.91m x 1.7m (6'3" x 5'7")

Double glazed window to rear, single panel radiator, suite comprising panelled bath with mains shower over, WC, pedestal wash hand basin.

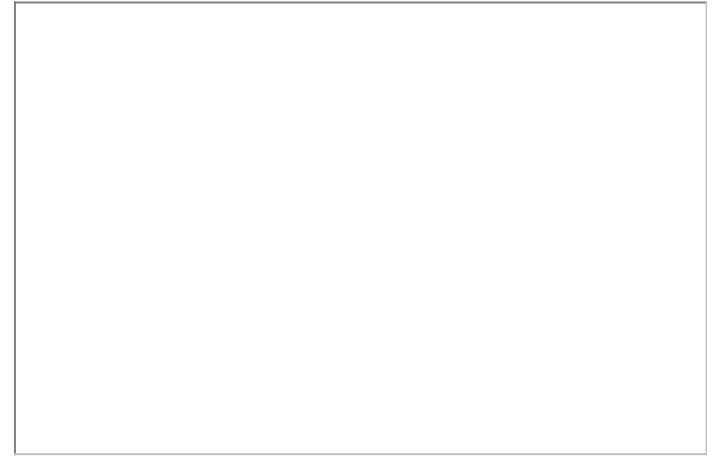
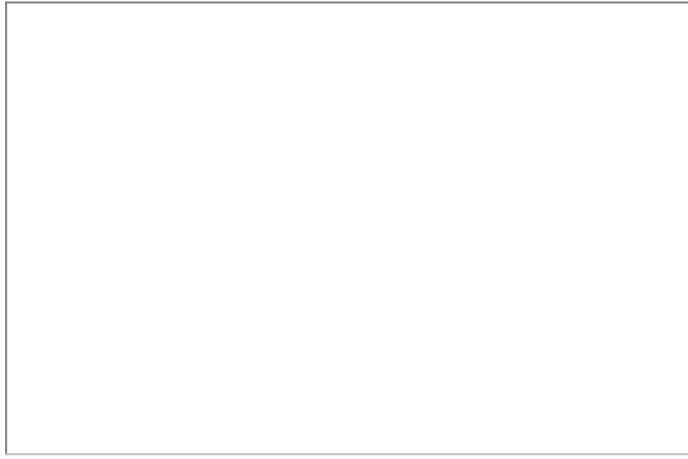
Externally

Tarmacadam driveway to the front providing ample parking, side pedestrian access to an enclosed and fairly private rear garden mainly laid to lawn with a variety of shrubs, timber storage shed, paved patio area, mountain views.

Services

We are advised mains services are connected.





Tenure

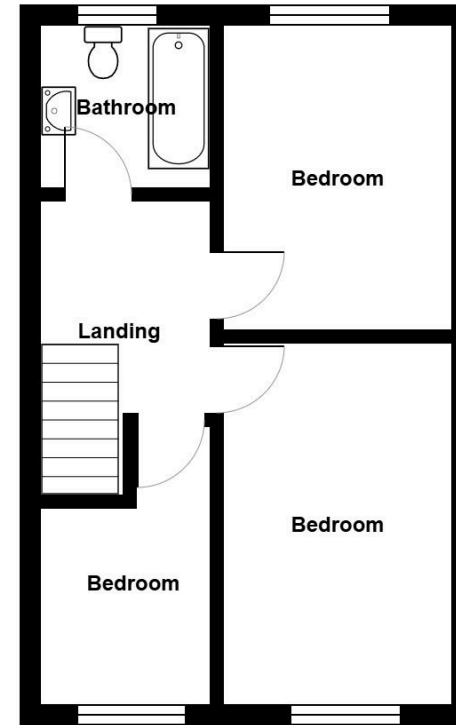
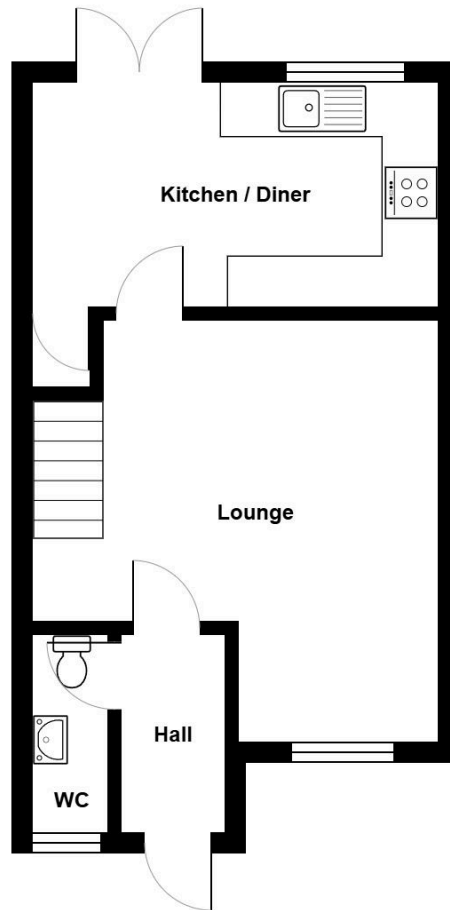
Freehold

Council Tax

Band C

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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