

Roberts
Homes



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4 Bedroom Detached - 1379.7 ft²

35 Golwg Y Mynydd, Godrergraig, Swansea. SA9 2DN

£295,000



This modern detached house in Godrergraig sits roughly equidistant between the amenities of both Pontardawe and Ystradgynlais. A much-loved family home and reluctantly placed on the market so the current owners can relocate closer to family. The ground floor features a lounge, cloakroom, a spacious kitchen-diner, and separate utility room. Direct internal access to the integral garage offers excellent potential to be converted into an additional reception room or home office if required. Upstairs, the property accommodates four bedrooms—including a master bedroom with an en-suite shower room as well as a family bathroom. Off-street parking for three vehicles out front, and to the rear is a low-maintenance, South-facing garden that takes full advantage of the open, rural views.

Godrergraig 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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Hallway

uPVC door to front with glazed panels. Radiator.

W.c.

White w.c. and wash hand basin.

Lounge 4.40 m x 3.21 m (14'5" x 10'6") Approx

Window to front. Radiator.

Kitchen/ Diner 6.57 m x 2.67 m (21'7" x 8'9") Max approx

A range of wall and base units to include a 4 gas hobs and electric oven. Extractor fan and stainless steel sink. Integrated dishwasher. Radiator. Dining Area - Patio doors to garden.

Utility 2.04 m x 1.74 m (6'8" x 5'9") approx

Base units with a stainless steel sink. Wall mounted boiler in cupboard servicing central heating and hot water. Plumbed for automatic washing machine.

Integral Garage 6.09 m x 2.95 m (20'0" x 9'8") Approx

Up and over door. Door to utility room.

Upper Floor

Landing

Built in airing cupboard with Tribune hot water tank. Loft access.

Master Bedroom 5.33 m x 4.16 m 17'6" x 13'8" Max approx

Built in wardrobes to one wall. Window to front. Radiator.

Ensuite 1.46 m x 1.22 m (4'9" x 4'0") approx

Glass shower cubicle with over head shower. Wash hand basin and w.c. Window to front. Radiator. Part tiled walls. Wall mounted vanity unit with mirrored doors.

Bedroom 2 3.73 m x 3.36 m (12'3" x 11'0") Max approx

Built in Storage cupboard and built in area that is currently being used with a clothes rail for princess dress up. Window to front. Radiator.

Bedroom 3 3.27 m x 2.88 m (10'9" x 9'5") Max approx

Window to rear. Radiator.

Bedroom 4 2.91 m x 2.78 m (9'7" x 9'1") Max approx

Window to rear. Radiator.

Bathroom 2.19 m x 1.46 m (7'2" x 4'9") Max approx

White bath with stainless steel taps, wash hand basin and w.c. Window to rear. Partly tiled walls. Radiator.

Exterior

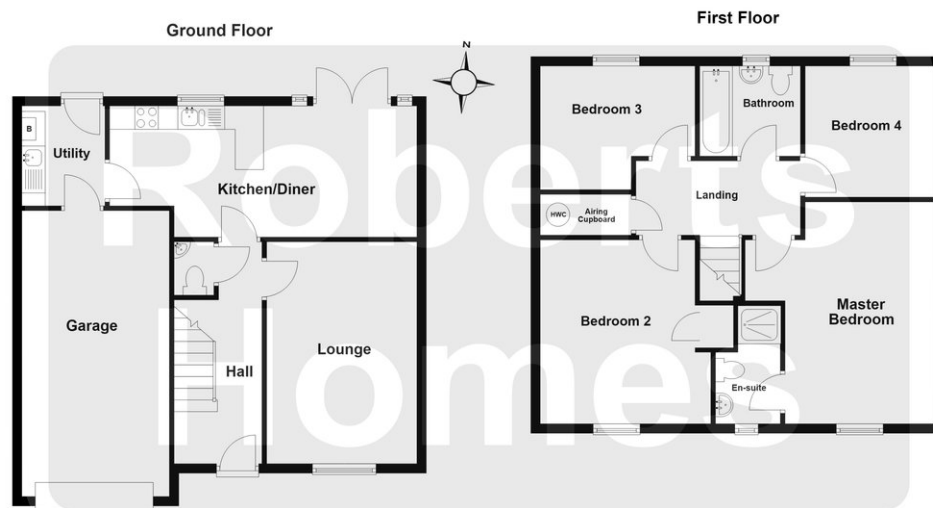
To the front - Off road parking for three vehicles.

Front part laid to gravel, pathway to front door. Rest laid to lawn and tarmac with shrubs and flowers.

The rear is laid to two gravel areas, two patio areas, and artificial grass.

Wooden gate to both sides.





Total area: approx. 128.2 sq. metres (1379.7 sq. feet)

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: D (Neath Port Talbot County Council)

Services: Mains gas. Mains water (advised metered) & drainage. There is a service charge for maintenance of aquacells for underground stormwater management which is approx. £65 per annum. 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	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**Roberts
Homes**

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 SA9 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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OnTheMarket



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