


Roberts
Homes



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4 Bedroom Detached House - 1934 ft²

217 Graig Newydd, Godrergraig, Swansea, SA9 2DF

£450,000



Situated on a popular development with mountain views and an easy commute to Swansea and the M4, this exceptional four-bedroom home has been meticulously modernised to a high standard across three floors. The top floor is dedicated to a luxurious master suite with its own en-suite and roof lights, while the first floor offers three double bedrooms (one with an en-suite), a family bathroom, and a convenient utility room. The ground floor features a long kitchen/diner, a study, and a generous lounge complete with a contemporary media wall, plus the comfort of underfloor heating. Outside, you'll find ample parking and a substantial double

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.

Roberts Homes 18 Station Road Swansea Powys SA9 1NT

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Note

The house has underfloor heating to the ground floor.

Hallway

Composite door to front. Floor tiled. Open plan to lounge.

Study 2.63 m x 2.31 m (8'8" x 7'7") approx

Floor tiled. Window to front.

Lounge 5.57 m x 3.85 m (18'3" x 12'8") max approx

Modern shelving, a log effect electric fire and fittings for a wall mounted T.V. to one wall. Sunken spotlights to ceiling and concealed lighting. Floor tiled. French doors to rear.

Kitchen/diner 9.48 m x 2.90 m (31'1" x 9'6") max approx

Fitted to the kitchen area with a range of modern wall and base units to include an integrated dishwasher and stainless steel cooker hood. Tiled between units. Sunken spotlights to the kitchen ceiling. Floor tiled. Windows to front and rear. Three quarter glazed door to side.

Landing - First floor

Built in cupboard with central heating controls. Engineered Oak flooring to the landing, dressing room and all the bedrooms. Window to side.

Bedroom 2 3.67 m x 3.95 m (12'0" x 13'0") approx

Window to rear. Radiator.

En-suite 1.88 m x 1.87 m (6'2" x 6'2") approx

Wash hand bowl with a waterfall mixer tap on a two drawer unit, w.c. and shower cubicle. Floor and walls tiled. Sunken spotlights to ceiling. Heated towel ladder. Wall mounted mirror with light. Window to side.

Bedroom 3 4.10 m x 3.00 m (13'5" x 9'10") approx

Window to rear. Radiator.

Bedroom 4 2.71 m x 3.96 m (8'11" x 13'0") approx

Window to front. Radiator.

Dressing room/utility 2.76 m x 2.99 m (9'1" x 9'10") approx

Fitted with a comprehensive range of wooden wardrobe and shelved storage cupboards. Plumbed for automatic washing machine. Window to front. Radiator.

Family bathroom 1.88 m x 2.96 m (6'2" x 9'9") approx

Free standing bath with a waterfall mixer tap. Oval wash hand bowl on a two drawer unit with a waterfall mixer tap. Corner shower cubicle. Wall mounted mirror with a light. Floor and walls tiled. Heated towel ladder. Sunken spotlights to ceiling. Window to side.

Second Floor - Landing

Engineered Oak flooring Window to side. Radiator.

Bedroom 1 4.56 m x 5.00 m (15'0" x 16'5") approx

Engineered Oak flooring. Sunken spotlights to ceiling. Two storage cupboards into the eaves. Three double glazed roof lights and window to side. Radiator.

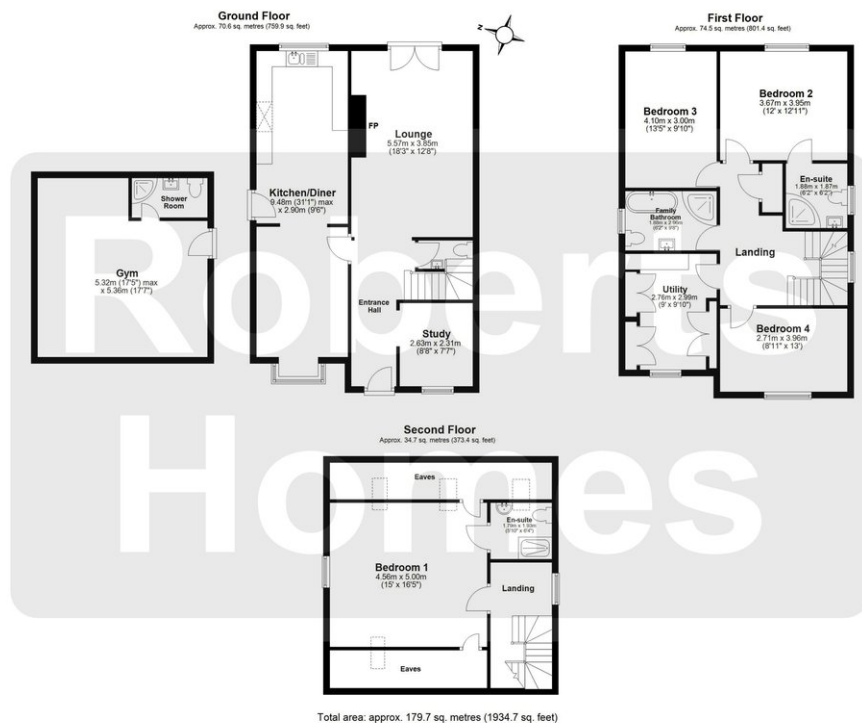
En-suite 1.79 m x 1.93 m (5'10" x 6'4") approx

Wash hand bowl with a waterfall mixer tap on a two drawer unit, w.c. and shower cubicle. Floor and walls tiled. Sunken spotlights to ceiling. Heated towel ladder. Double glazed roof light..

Double Garage 5.32 m x 5.36 m (17'5" x 17'7") max approx

A plasterboard wall has been erected inside of the garage doors as this is currently used by the present owner as a gym. It has rubberised flooring, a sound system and electric storage heater.

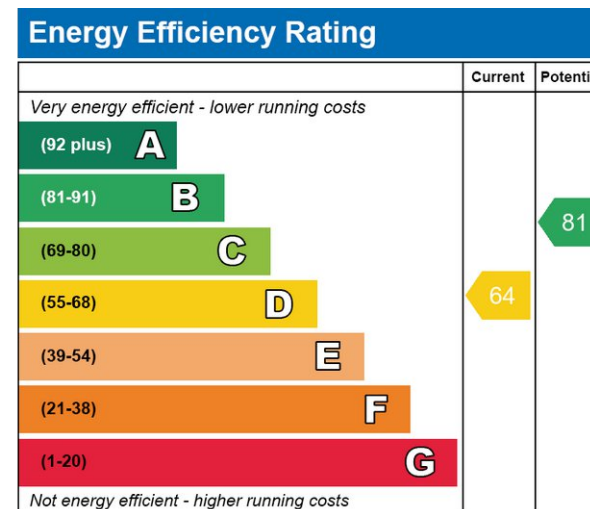




The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.

Tenure: Freehold
Council tax band: F (Neath Port Talbot County Council)
Services: All mains services.

Viewing strictly by appointment with Roberts Homes.



**Roberts
Homes**

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