



Oakdean Graig Road, Godrergrraig, Swansea, SA9 2NZ

Offers in the region of £335,000

Set in a stunning location on the fringe of this popular village in the wonderful surroundings of the northern Swansea valley, a Superb detached residence standing in fabulous grounds that command great views over dramatic countryside. The property has been recently been the subject of much refurbishment and extension to provide a versatile family home with contemporary flair and affords the following accommodation. Reception Hall; Fitted Kitchen/Breakfast Room; open plan Lounge with patio doors to rear garden; Inner Hall; Utility Room; Study/Bedroom; 3 further Bedrooms; Luxury Bathroom. Double Glazing. Gas fired central heating. Gated entrance to spacious parking area. Magnificent grounds with extensive lawns and established herbaceous borders with many specimen trees and shrubs. Large paved patio creating a great setting for 'al fresco' living
Viewing highly recommended

Graig Road, Godrergrraig, SA9 2NZ

RECEPTION HALL 22'1" x 5'11" (4'7" min) (6.74m x 1.81m (1.41m min))



Stable style entrance door. Oak panelled doors off to bedrooms. Oak floor. Access to attic. Radiator.

KITCHEN/LIVING ROOM 17'10" x 11'7" (5.46m x 3.54m)



1 1/2 bowl ceramic sink unit with chrome mixer tap. Integral dishwasher. Dual fuel gas/electric range with extractor hood above. Integral fridge and freezer. Fitted base and wall cupboards with two carousel units. Marble effect work surface with tiled surround. Ceiling down lighters. Stone and oak floor. Radiator.

ANOTHER HALL ASPECT



INNER HALL 5'9" x 4'8" (1.77m x 1.44m)



Attractive oak stairs to living accommodation. Under stair cupboard. Tiled floor.

ANOTHER ROOM ASPECT

LOUNGE 17'8" x 16'10" (5.41m x 5.14m)



French doors to patio. Dark oak laminate floor. Ceiling down lighters. 2 Radiators.

ANOTHER ROOM ASPECT



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UTILITY ROOM 8'6" x 7'1" (2.60m x 2.17m)



Baxi gas fired boiler for heating requirements. Wall cupboard. Ceramic tiled floor. Plumbed for automatic washing machine. Ceiling skylight. Radiator.

BEDROOM 13'6" x 10'3" max (4.13m x 3.14m max)



Decorative fireplace with slate hearth. Bay window to first floor. Pine floor. Radiator.

ANOTHER ROOM ASPECT

BEDROOM 13'6" x 10'4" max (4.13m x 3.16m max)

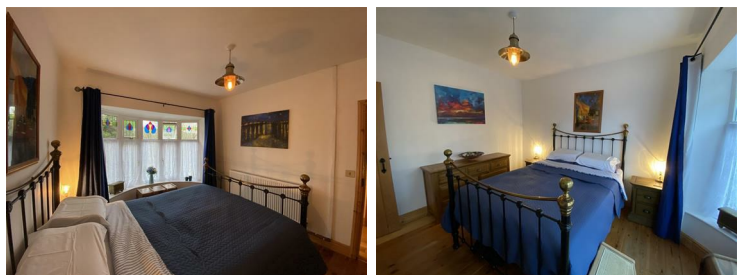


Bay window to front elevation. Pine floor. Radiator.



BEDROOM/STUDY 10'6" x 10'0" (3.22m x 3.06m)

ANOTHER ROOM ASPECT



Attractive painted brick walls. Fitted shelving and cupboards. Tiled effect floor. TV point. Radiator.

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ANOTHER ROOM ASPECT



ANOTHER BATHROOM ASPECT



BEDROOM 10'3" x 8'7" (3.13m x 2.63m)



OUTSIDE



Radiator

BATHROOM 10'7" x 8'5" (3.23m x 2.58m)



Freestanding panelled bath with mixer tap. Pedestal hand basin with mixer tap. Corner W.C. Shower in double cubicle. Fully tiled walls. Slate effect laminate floor. Wall heater.

The property is approached via a gated entrance from the village road that leads to a concrete paved parking area. Steps lead from here to the front entrance of the bungalow. There is a separate pedestrian access from the county road.

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GROUNDS



Oakdean stands in spacious lawned grounds that are bordered to the rear by woodland making an attractive feature. Throughout the grounds are a wonderful display of established shrubs that provide a variety of colour and form throughout the seasons.

SERVICES

We are advised that the property is connected to all mains services.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX



We are advised that the property is in Band 'B' and that the liability for the year 2020/21 is £1505

EDUCATION

A wide range of state schools are to be found in Godrergrraig, Pontardawe, Cwmtwrch and Ystalyfera (Welsh language secondary) - www.carmarthenshire.gov.uk and www.swansea.gov.uk. Private schools include Llandoverly College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.net)

SPORTING AND RECREATIONAL

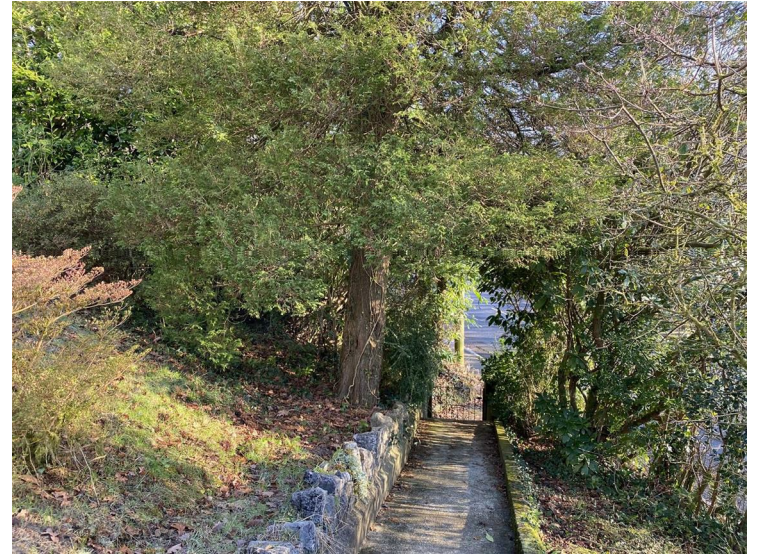
There are wonderful opportunities for walking, mountain biking and cycling from the property, being within close proximity to the Brecon Beacons National Park. There are Golf courses at Llandybie, Garnant and Neath. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION

Oakdean is situated on the fringe of the village of Godre graig

which offers a range of facilities. It is approximately 1/2 miles from the A4067 which provides easy access to the M.4 motorway at Junction 45 providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS



From Pontardawe take the A4067 towards Ystradgynlais for approximately 3 miles then turn left signposted to Godrergrraig. Follow this road around into Graig Road and the property will soon be found on the right hand side.

VIEWING

By appointment with BJP

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

WEBSITE ADDRESS

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