



287 Graig Road, Godrergrraig, Swansea, SA9 2NZ

Asking Price: £129,950

- Traditional Built Semi Detached Property
- Two Reception rooms
- Popular And Convenient Residential Area
- First Floor Bathroom
- Three Bedrooms
- Fantastic Views To The Front
- Front And Rear Gardens
- Ideal Investment Opportunity Or First Time Purchase



Entrance

Entered via double glazed front door to hallway, medium oak effect laminate flooring, inner door to hallway with staircase to first floor and doors to:

Lounge

3.801m x 3.015m (12' 6" x 9' 11")

With fitted gas fire within ornate mantle and tiled hearth, medium oak laminate flooring, double glazed window to front aspect and door to:-

Dining Room

3.912m x 3.620m (12' 10" x 11' 11")

With continued medium oak effect laminate flooring, ornate wooden fire surround and double glazed window to the rear.

Kitchen

A fully fitted kitchen with a selection of matching base and wall units in beech with chrome handles with colour coordinated roll top work surface space and preparation area incorporating twin bowl sink units with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, plumbing for automatic washing machine, part tiled walls, ceramic tile flooring, spot lights, extractor fan, double glazed window to side and double glazed door giving access to side and rear garden.

First Floor Landing

With doors to:-

Bedroom One

4.085m x 3.156m (13' 5" x 10' 4")

With double glazed windows to front aspect giving fantastic open aspect countryside views.

Bedroom Two

3.479m x 2.801m (11' 5" x 9' 2")

With beech effect laminate flooring and double glazed window to rear aspect.

Bedroom Three

3.299m x 1.936m (10' 10" x 6' 4")

With double glazed window to front aspect with open aspect countryside views.

Bathroom

2.968m x 2.408m (9' 9" x 7' 11")

A three piece suite comprising curved panel bath with electric shower over, wash hand basin, low level W.C, aring cupboard space housing Ariston boiler (supplying domestic hot water and gas central heating) extractor fan, spot lighting and double glazed frosted window to side aspect.

External

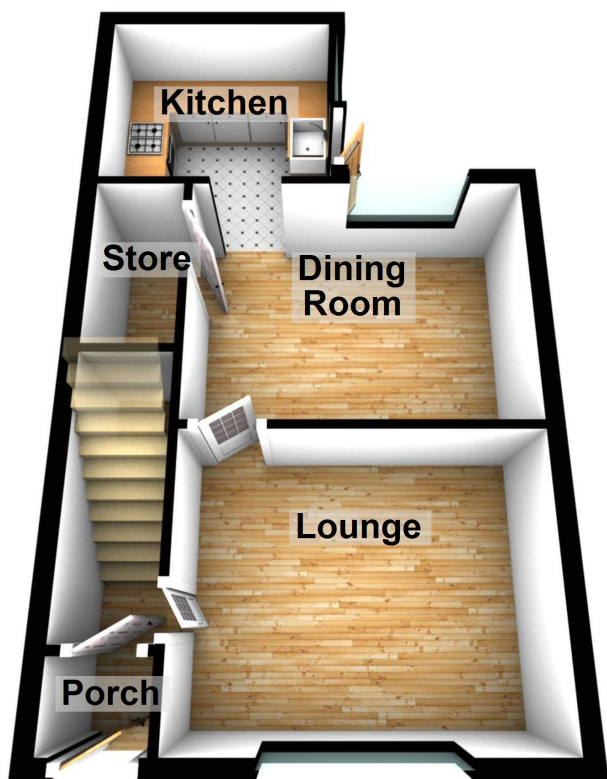
Steps lead up to the property front garden laid mainly to lawn with concrete patio and seating area with mature hedgerow. To the rear there is a tiered garden laid mainly to lawn.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Ground Floor



First Floor

