



14 Gnoll Road, Godregraig, Neath, SA9 2PA
Offers In The Region Of £255,000

Dawsons are delighted to offer to the market this stunning three bedroom detached property in Godregraig. Set in a rather peaceful and picturesque location, the property has the healthy balance of tranquility and access to local amenities. The double-fronted home boasts a wealth of living space which is perfect for a family. The ground floor briefly comprises: lounge, office, sitting room, kitchen/diner, utility, cloakroom. Meanwhile the upstairs presents three good sized bedrooms and a smartly fitted and spacious bathroom. Externally to the front is off road parking for several vehicles, with gated access to a hard standing area into the rear which could suit a motor home. The rear presents a fantastic outside area with space a plenty. The French doors in the kitchen/diner lead onto a decked area which follows onto a lawn. In addition, the rear elevation presents a shed and a gym. Viewing strongly recommended to appreciate this excellent property. EPC-TBC

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GROUND FLOOR

ENTRANCE PORCH

Double glazed door to front. Door to hallway. Decorative tiling.

HALLWAY

Doors to: lounge, kitchen/diner, sitting room. Stairs to first floor. Wood flooring.

LOUNGE 19'2 x 10'4 (5.84m x 3.15m)

Double glazed windows to front and rear. Two radiators. Wood flooring.

SITTING ROOM 8'8 x 10'4 (2.64m x 3.15m)

Double glazed window to front. Radiator. Wood flooring. Fireplace

COSY 10'7 x 10'1 (3.23m x 3.07m)

Multi fuel burner. Solid stone hearth. Tiled flooring. Open plan into kitchen/diner. Modern radiator.

KITCHEN/DINING ROOM 21'8 max x 15'8 max (6.60m max x 4.78m max)

Double glazed window to rear. Double glazed door to side. Double glazed French doors to rear. Velux windows. Fitted with a range of of matching wall and base units with complementary work surfaces. Inset sink and drainer with mixer tap. Space for cooker with extractor fan over. Tiled splash back. Plumbing for dishwasher. Space for American Style Fridge Freezer. Tiled flooring.

UTILITY

Plumbing for washing machine. Tiled flooring. Storage under stairs. Door to cloakroom.

CLOAKROOM

Double glazed obscured window to side. W.C. Wash hand basin. Tiled flooring.

FIRST FLOOR

LANDING

Double glazed window to rear. Split level landing. Doors to three bedrooms and bathroom. Glass banister.

BEDROOM 1 10'3 x 14'3 (3.12m x 4.34m)

Two double glazed windows to front. Radiator. Fitted wardrobes.

BEDROOM 2 10'7 x 10'3 (3.23m x 3.12m)

Double glazed window to front. Radiator. Fitted wardrobes.

BEDROOM 3 10'4 x 9'3 (3.15m x 2.82m)

Double glazed window to rear. Radiator. Fitted wardrobes.

BATHROOM

Double glazed obscured window to rear. Four piece suit comprising: W.C, incorporating wash hand basin with mixer tap and storage underneath, bath, corner shower, tiled walls.

EXTERNAL

FRONT

Front decorative area. Off road parking. Dual side access to rear.

REAR

Decking. Lawn. Gym. Shed. Dual side access. Hard standing area. Log storage.

New room

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 700 777

