# Llys Graig Arw
# (Off church Rd)
# Godregraig
# Neath Port Talbot.

Price **£225,000**











- No upper chain
- Corner level plot
- Under floor heating
- View of Darren Mountain

## General Description

**EPC Rating: C75**

Opportunity to purchase a detached bungalow located in a cul-de-sac of four similar properties. The bungalow benefits from a level corner plot with some views of the Darren Mountain. Other benefits include under floor gas fired central heating, walk in in shower area and two allocated parking spaces.

# Llys Graig Arw , (Off church Rd), Godregraig, Neath Port Talbot.

## Property Description
Situated in a popular and sought-after location, this attractive detached two-bedroom bungalow occupies a peaceful cul-de-sac of just four properties. Set within a level area, the property offers convenient single-level living and benefits from under floor heating throughout.
The bungalow provides a comfortable and practical layout, with two well-proportioned bedrooms and inviting living accommodation. A particular highlight is the attractive garden, which enjoys lovely views across the surrounding area and provides an excellent space for relaxing or entertaining outdoors.
Offering a rare combination of detached accommodation, underfloor heating, a peaceful cul-de-sac setting and attractive garden views, this property is an excellent opportunity for those seeking a comfortable home in a desirable location.

## Entrance Hall
Via a double glazed door and window to the front, airing cupboard with shelving and manifold for under floor heating.

## Living Room (18' 4" x 12' 8") or (5.59m x 3.85m)
Double glazed patio doors and two windows to side and one to front.

## Kitchen (10' 2" x 8' 8") or (3.10m x 2.63m)
Fitted with a range of wall and base units, stainless steel sink and drainer, tiled splash back and plumbing for washing machine. gas hob , extractor and electric oven. Space for fridge/freezer, double glazed window and door to rear.

## Bedroom 1 (13' 8" x 9' 2") or (4.16m x 2.79m)
Double glazed window to side and fitted wardrobes.

## Bedroom 2 (10' 0" x 6' 9") or (3.05m x 2.07m)
Double glazed window to side and shelving to alcoves.

## Shower Room (65' 11" x 5' 3") or (20.10m x 1.60m)
Three piece suite comprising of a WC, pedestal wash hand basin and tiled shower area with main shower over and tiled walls.

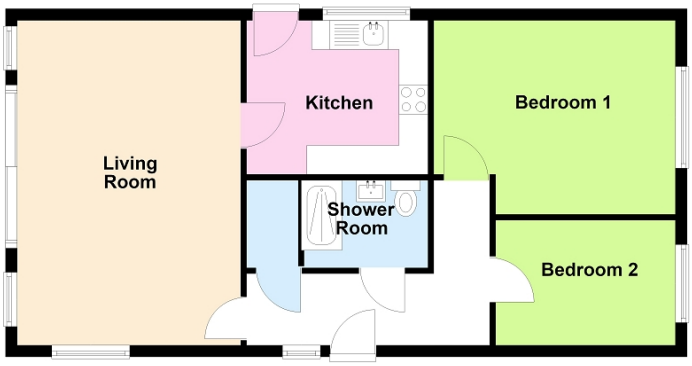
## External
Property situated on a corner plot gardens laid to lawn to rear and side with a variety of shrubs. The rear patio has mountain views.

## Broadband and Mobile phone
Fast broadband is available in the area and mobile phone coverage is deemed to be good.

## Tenure
Freehold

## Council Tax
C

Ground Floor




For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.

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