

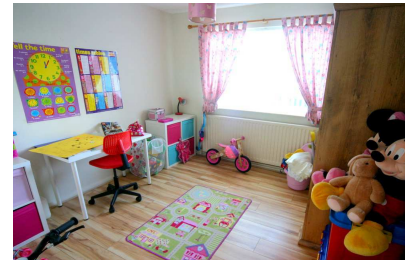
## 50 Graig Y Coed

Penclawdd

£179,000



This three bedroom detached house is situated in a quiet location within the Graig-y-Coed development in Penclawdd. Refurbished to an extremely high standard. The property is in excellent order with fresh decoration and laminated flooring throughout. 50 Graig-y-Coed has front garden laid to lawn and a large patio area. The rear south facing garden has storage sheds and a raised decking area with parking available on the driveway. Internally there are three bedrooms a kitchen, a spacious lounge and a full bathrooms. The location offers easy access to the M4 Motorway and both Swansea and Llanelli town centres. With Gowerton railway station just 10 minutes away transport links are excellent. The location offers local pubs, churches/chapels, a large supermarket, cafes, local shops, primary school and community centre. Due to the the location of the plot the property benefits from stunning coastal views. The property presents well and is an easily maintained property both inside and out. From the first floor, there are outstanding views over the estuary.



## Accommodation

On entry into this modern hallway you are immediately greeted by the a quality modern finish that you will find throughout the house. Leading from the hallway which has laminated flooring, you have the family bathroom, a double bedroom/living room, kitchen and the lounge and a stairway to the first floor. The spacious lounge has laminated flooring and is tastefully decorated. The kitchen is modern and light and has plenty of floor and eye level units. The bathroom is modern with a white suite including full bath, basin with pedestal and is partially tiled. Opposite the bathroom is a further living room/play room or double bedroom depending on your requirements. On the first floor you will find a further two spacious double bedrooms. The rear bedroom with hillside views and the front bedroom with stunning coastal views. The property has gas central heating and uPVC double glazing throughout. All doors are modern paneled doors.

Council Tax Band D

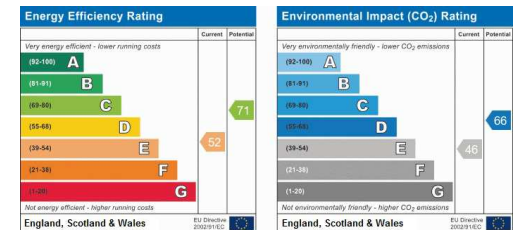
## Room Specifications

### Ground Floor

Hallway  
 Lounge 11' 6" x 11' 8" (4.72m x 3.56m)  
 Kitchen 16' 2" x 7' 10" (4.93m x 2.39m)  
 Dining Area/Conservatory 9' 6" x 8' 8" (2.90m x 2.64m)  
 Shower Room  
 Bedroom Three/Living Room 10' 2" x 9' 9" (3.10m x 2.97m)  
 Bathroom

### First Floor

Landing  
 Bedroom One 11' 10" x 10' 6" Max (3.61m x 3.20m Max)  
 Bedroom Two 12' 0" x 9' 8" Max (3.66m x 2.94m Max)



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