



## 22 Long Oaks Court, Sketty, Swansea, SA2 0QH

**£165,000**

Welcome to this charming and modern apartment in the sought-after Long Oaks Court, Sketty, Swansea, offering an impressive 915 square feet of inviting living space. Step inside to discover a cosy lounge and a spacious kitchen/dining room, ideal for everyday living and entertaining alike. The property boasts two well-proportioned bedrooms, providing peaceful spaces for rest, along with a contemporary shower room. Its practical, well-designed layout creates a natural flow throughout, enhancing the home's warm and welcoming feel. With allocated parking for one vehicle and a prime location close to local amenities, parks, and transport links, this delightful flat combines tranquillity with convenience. Perfect for a range of buyers, it presents an excellent opportunity to enjoy comfortable, well-connected living—don't miss the chance to make this lovely home your own.

## The Accommodation Comprises

### Ground Floor

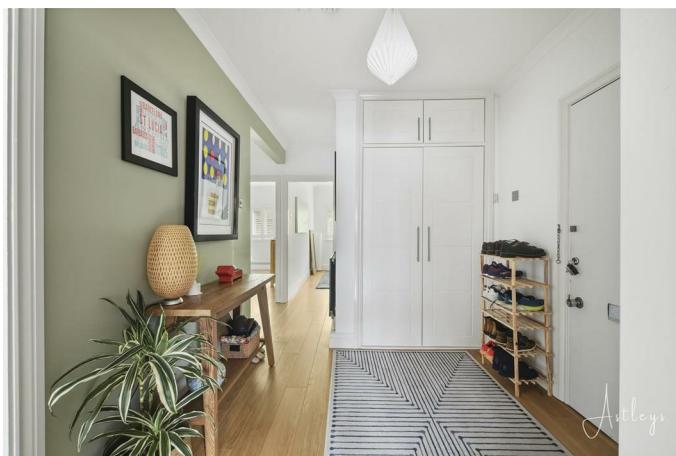
#### Communal Hallway

Security Entry System.

### First Floor

#### Communal Landing

#### Hall



Entered via door from the communal landing, laminated flooring, storage cupboard.

#### Lounge 16'4" x 12'1" (4.98m x 3.68m)



Double glazed window to front, laminated flooring, radiator.



#### Kitchen 9'6" x 8'0" (2.89m x 2.44m)



The kitchen is fitted with a range of wall and base units complemented by ample worktop space and tiled splashbacks. It features a 1½-bowl sink unit, built-in electric oven, four-ring electric hob with extractor hood and space for a fridge/freezer. Laminate flooring, wall-mounted boiler, double glazed window to the front allows natural light to brighten the space, and the open-plan layout leads seamlessly into the dining area, making it ideal for both everyday use and entertaining.



**Dining Area 10'0" x 7'5" (3.05m x 2.25m)**



The dining area, opening directly from the kitchen, provides a bright and welcoming space enhanced by a front-facing window that allows natural light to flow in. Finished with laminate flooring and complete with a radiator this room offers an ideal setting for enjoying meals and entertaining in a relaxed, open-plan environment.

**Bedroom 1 11'11" x 12'0" (3.64m x 3.67m)**



Double glazed window to rear, built-in wardrobes, laminate flooring, radiator.

**Bedroom 2 11'10" x 8'1" (3.63m x 2.48m)**



Double glazed window to rear, built-in wardrobes, laminate flooring, radiator.

**Shower Room**



The modern and spacious shower room features a sleek three-piece suite comprising a generous shower cubicle, wash hand basin and WC. A radiator and frosted double-glazed window to the side allows for natural light and privacy. Stylish and practical, this room offers a fresh, contemporary feel.

**External**

The property comes with an allocated parking space to the front. There are communal gardens.

## Aerial Images



### Agents Note

Tenure - Leasehold

Lease Start Date 09 Apr 2024 - Lease End Date 25 Dec 2162

Lease Term - 189 years less 10 days from 25 December 1973

Lease Term Remaining 137 years

Ground Rent -

Service Charge - £1,682.00

No pets are allowed

Council Tax Band - C

Parking - Allocated Parking to the front plus visitors parking

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic -15 Mbps Superfast 83 Mbps

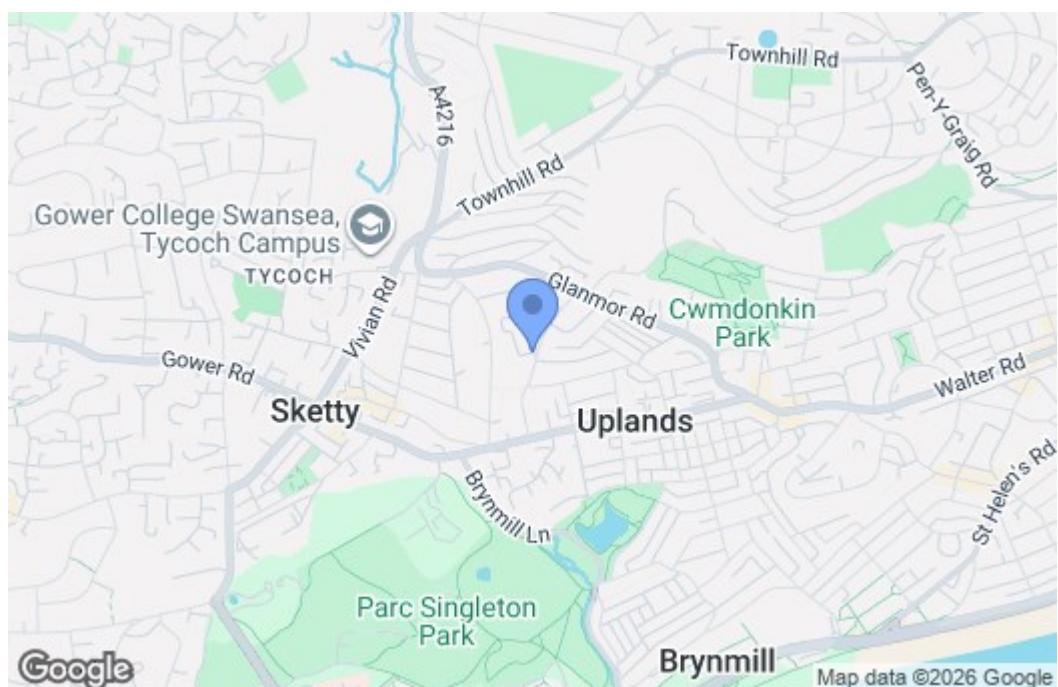
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

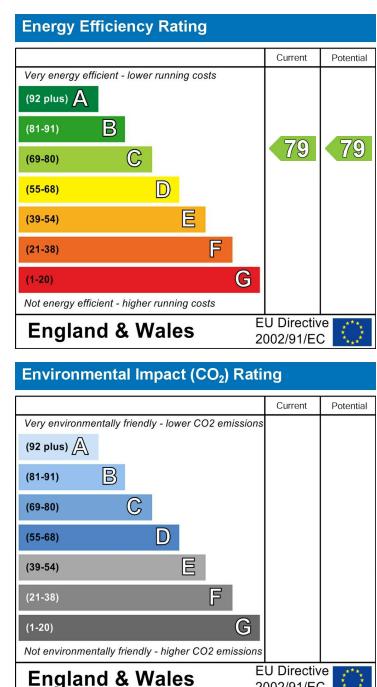
## Floor Plan



## Area Map



## Energy Efficiency Graph



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