



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

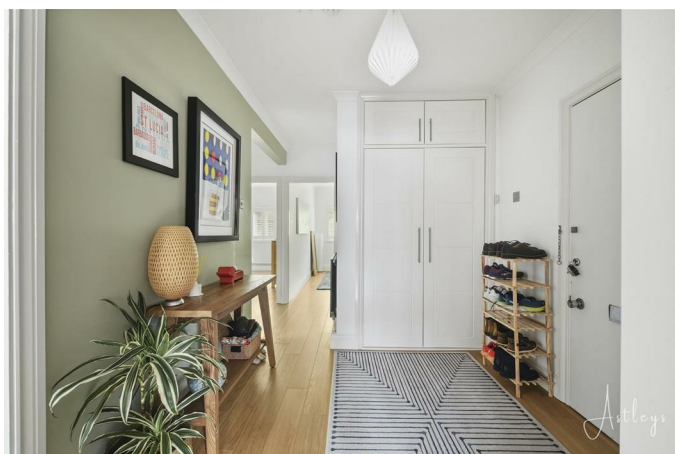
Ground Floor

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.

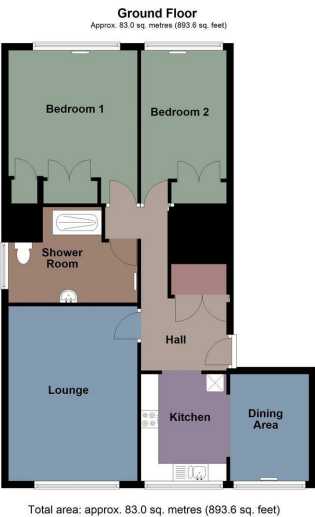
Mobile coverage - EE Vodafone Three O2

Broadband - Basic -15 Mbps Superfast 83 Mbps

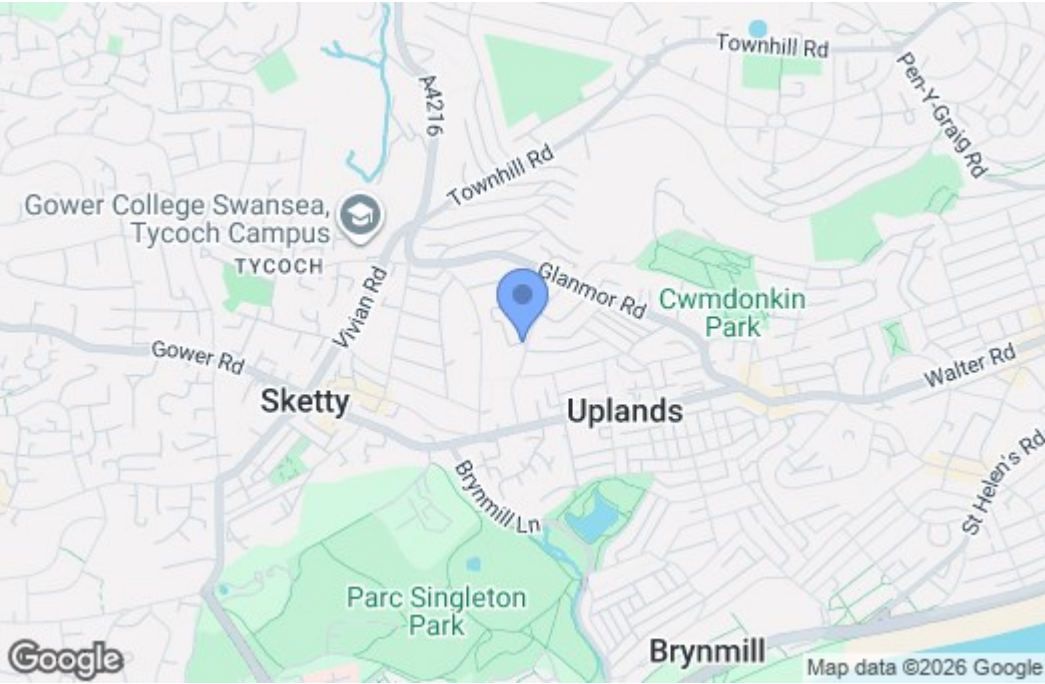
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

