



31 Pantygwydr Court Sketty Road, Swansea, SA2 0AW

£90,000

A well-presented retirement apartment for the over-60s, situated within a purpose-built McCarthy & Stone development in an exceptionally convenient location between the highly sought-after areas of Uplands and Sketty. The development is ideally positioned within a short walk of local shops, pharmacies, a post office, restaurants, dental and GP surgeries, with a bus stop located directly outside. Beautiful Singleton, Brynmill and Cwmdonkin Parks are also close by. Offering comfort, security and a friendly community, this lovely apartment represents an excellent opportunity for retirement living.

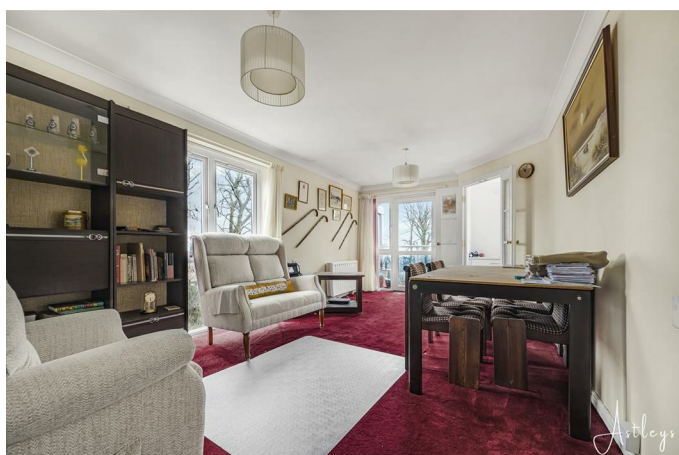
The development comprises just 33 apartments and benefits from a secure entry system, lift access, double glazing, and a 24-hour emergency pull-cord system. Residents can enjoy a range of well-maintained communal facilities including a pleasant residents' lounge, landscaped gardens, laundry room, communal refuse area, a bookable guest suite for visitors, and parking for both residents and guests. A dedicated development manager is also on site. The apartment itself features a bright and inviting lounge/dining room with a Juliet balcony and an additional window, creating a warm and comfortable space ideal for both relaxation and entertaining.

Hall



Storage cupboard.

Lounge/Dining Room 18'11" x 10'5" (5.77m x 3.18m)



Two double glazed windows, double glazed door to the sit out balcony.

Balcony 2'10" x 5'7" (0.87m x 1.70m)

Kitchen 5'0" x 5'1" (1.53m x 1.56m)



Fitted with a range of base units with worktop space, sink unit. electric hob.
Double glazed window.

Bedroom 14'11" x 9'3" (4.54m x 2.82m)



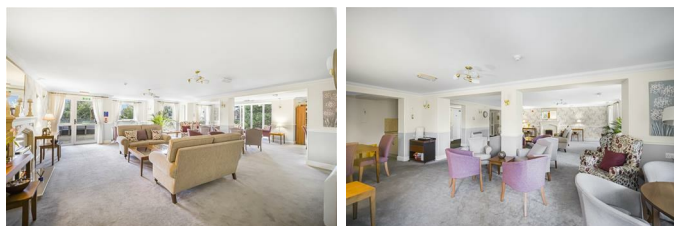
Double glazed window, built-in wardrobes.

Shower Room



Three piece suite comprising a double shower cubicle, wash hand basin and WC. Heated towel rail.

Communal Areas



Communal Areas



Communal Areas



Agents Note

Tenure - Leasehold
Lease Start Date 25 Jul 2008
Lease End Date 01 Feb 2133
Lease Term 125 years from 1 February 2008

Lease Term Remaining 107 years

Ground Rent - Half yearly rent March 2026 - August 2026 £212.50

Service Charge - The service charge from September 2025 – February 2026 - £1,829.51.

Council Tax Band - D

Services - Electric. Water Meter which we have been advised is included in the service charge

Parking - First Come first served

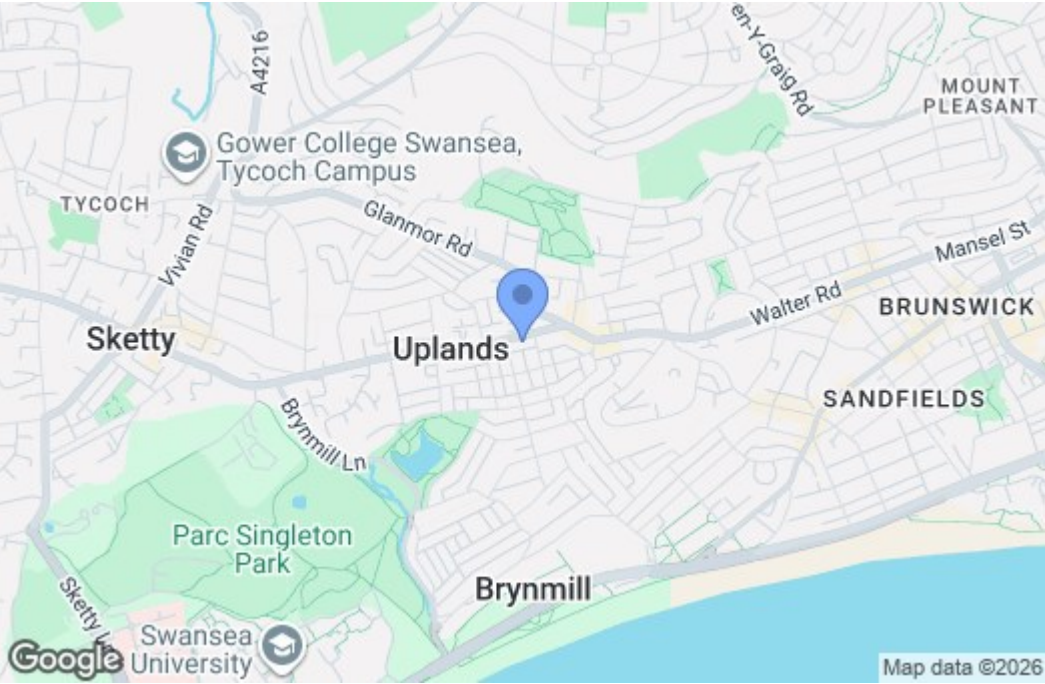
Agents Note - Property Particulars

As we are selling the property for a third party the property is sold as seen and the 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

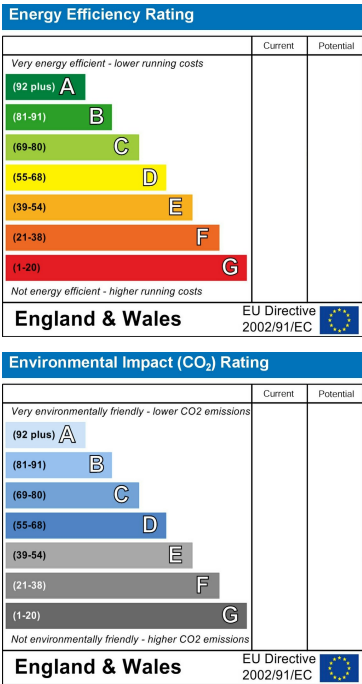
Floor Plan



Area Map



Energy Efficiency Graph



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