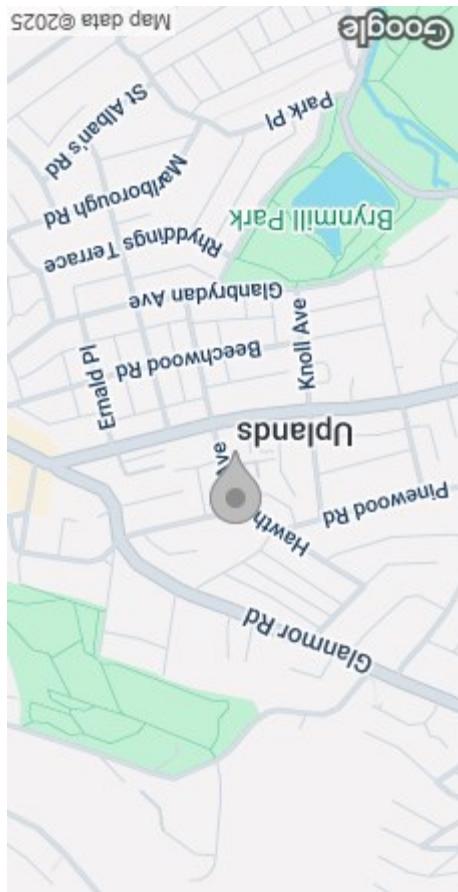


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

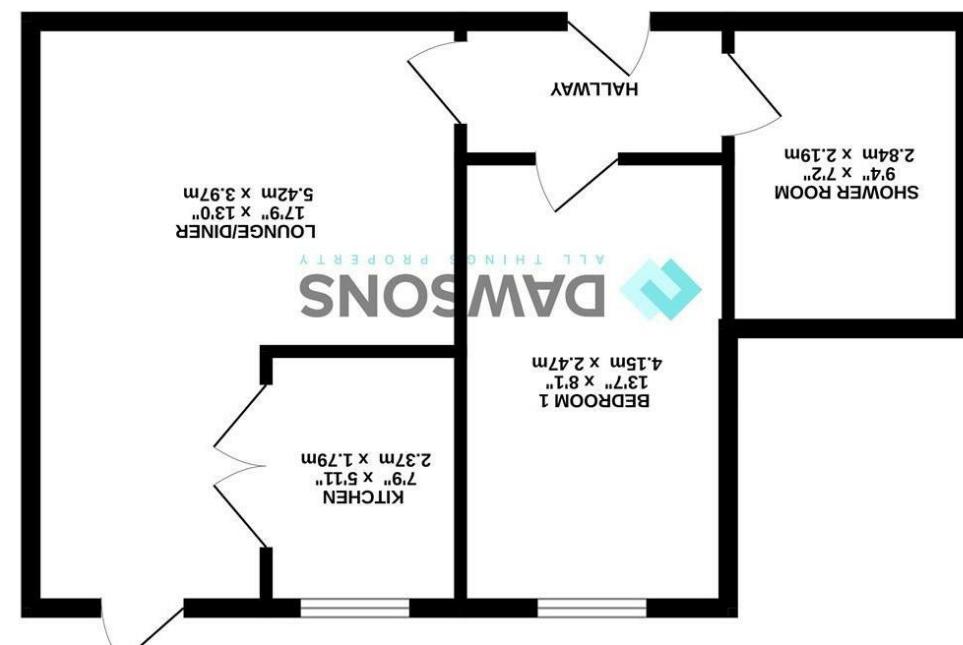
As to plans, property descriptions and so forth, no guarantee is given that they are correct, accurate or up-to-date. The seller, vendor or lessor disclaims all responsibility for any inaccuracies or omissions or misstatements, save and except to the extent that any such inaccuracies, omissions or misstatements are due to any fault of the seller, vendor or lessor.

TOTAL FLOOR AREA: 443 sq ft (41.1 sq.m.) approx.

EPC



AREA MAP



443 sq.ft. (41.1 sq.m.) approx.
GROUND FLOOR

FLOOR PLAN



1 Pantywydr Court

Sketty, Swansea, SA2 0AW

Asking Price £90,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Dawsons are pleased to offer to the market this one double bedroom retirement apartment on the ground floor, situated in the popular McCarthy & Stone development at Pantygwydr Court.

The apartment is conveniently located for all the local amenities The Uplands has to offer, the bus stop is located directly outside the development and nearby Brynmill and Singleton Park are within walking distance.

The accommodation briefly comprises of: Entrance Hallway, Lounge/Dining room, Fitted Kitchen, Bedroom and Shower room. The property also benefits from a secure entry system, double glazing, emergency 'Turnstall' pull cords, communal lounge, communal gardens and residential and visitors parking, communal refuse area, laundry room and a bookable guest suite.

This delightful apartment would make an ideal downsize and viewings are highly recommended to fully appreciate the setting.

McCarthy & Stone retirement living developments are designed exclusively for the over 60's.

EPC - B
Council tax - D
Tenure - Leasehold (125 years from 1st February 2008)
Service charge approximately - per annum
Ground rent approximately - per annum

FULL DESCRIPTION

COMMUNAL ENTRANCE

Enter via secured intercom system or key access into:-



COMMUNAL HALLWAY

Offering access to stairs and lift, communal lounge and garden, guest suite, laundry and refuse room.



ENTRANCE HALLWAY

LOUNGE/DINING ROOM L-SHAPE

21'7" max x 11'10" max (6.59 max x 3.63 max)



KITCHEN

BEDROOM 1

12'6" x 8'7" (3.83 x 2.64)



SHOWER ROOM

8'9" max x 7'2" max (2.69 max x 2.20 max)

EXTERNAL SERVICES

Mains gas and electric. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

