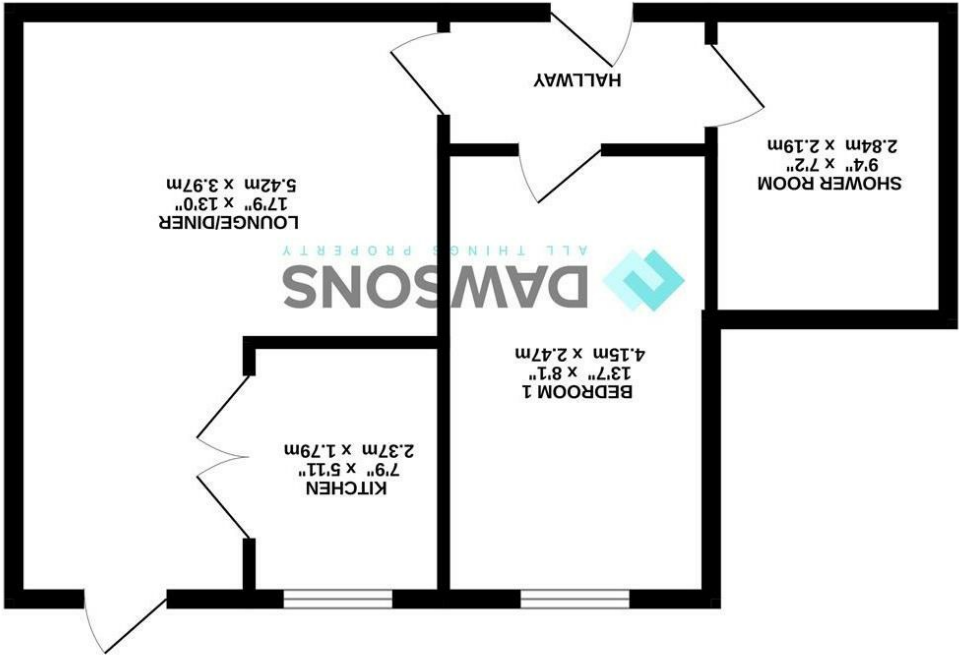


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

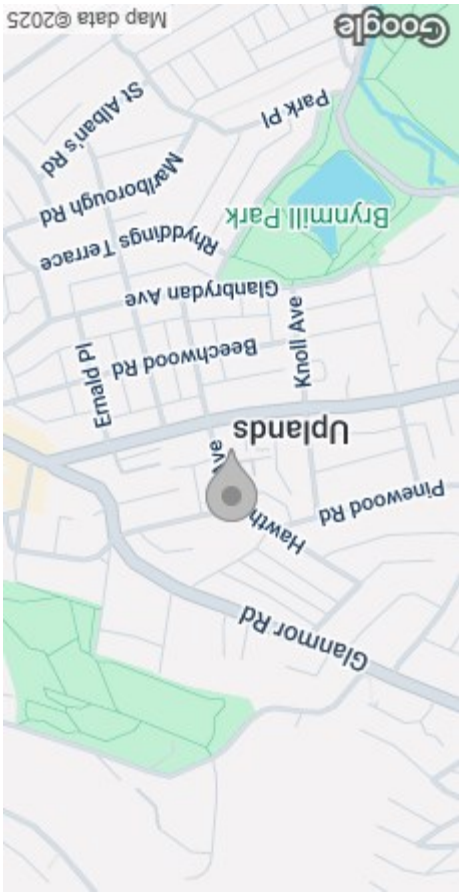
Made with Metropix v2.024

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

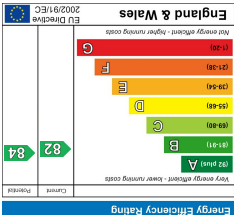


GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

FLOOR PLAN



AREA MAP



EPC



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 Pantygydyr 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.

