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90 Gower Road, Sketty, Swansea, SA2 9BZ



EbC











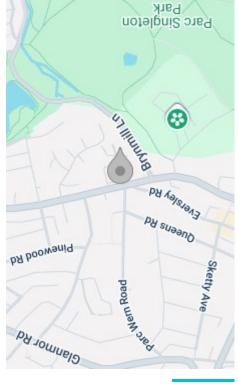


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or warranty in respect of the property. statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These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





17 Rembrandt Court

Offers Around £375,000

Sketty, Swansea, SA2 9FG

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Approximate Area = 2157 sq ft / 200.3 sq m Rembrandt Court, Sketty, Swansea, SA2

AREA MAP

FLOOR PLAN



GENERAL INFORMATION

This executive townhouse, located in the historic Rembrandt Court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea, offers a rare opportunity to own a home full of the court in Swansea (the court in Swansea). The court is the court in Swansea (the court in Swansea (character in a unique setting. Originally built in 1799 as the Park Beck Estate Hospital, the building has since been converted into a small collection of homes that combine historic charm with modern convenience.

The property is arranged over four floors. On the ground floor, there is an entrance hallway, a cloakroom, a kitchen, and a lounge/dining room that opens onto a balcony. The lower ground floor includes a bedroom, a bathroom, and a utility room, with its own external access — offering potential for use as an annex.

On the first floor, there are two more bedrooms, both with fitted wardrobes, as well as an additional cloakroom. The top floor the first floor is a first floor of the floor of the first floor of the fifeatures the main bedroom, which includes its own en-suite and a dressing room. The family bathroom is also located on this

The home benefits from gas central heating, an allocated parking space, and visitor parking. While the property is well-laid out the property of the propert $and \ offers \ plenty \ of \ space, it \ would \ benefit from \ some \ updating, giving \ new \ owners \ the \ chance \ to \ put \ their \ own \ stamp \ on \ it.$

Situated close to Brynmill Park, Singleton Park, Singleton Hospital, Swansea University and the sea front, the location is convenient for both families and professionals. Sketty Cross provides access to day-to-day shopping, while the nearby Uplands and professionals are convenient for both families and professionals. Sketty Cross provides access to day-to-day shopping, while the nearby Uplands are convenient for both families and professionals. Sketty Cross provides access to day-to-day shopping, while the nearby Uplands are convenient for both families and professionals. Sketty Cross provides access to day-to-day shopping, while the nearby Uplands are convenient for both families and professionals. Sketty Cross provides access to day-to-day shopping, while the nearby Uplands are convenient for both families and professional sketty Cross provides access to day-to-day shopping, while the nearby Uplands are convenient for the convenient families and the convenient families are convenient for the convenient families are convenient famarea offers a variety of bars and restaurants. Mumbles is also within easy reach for coastal walks and sea views.

This property offers the chance to live in a distinctive home in a well-connected part of Swansea, with the potential to improve and make it your own. Viewings are recommended.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM

23'5" x 15'5" (7.16 x 4.70)

11'3" x 9'10" (3.43 x 3.01)

CLOAKROOM

LOWER GROUND FLOOR

HALL

BEDROOM 4 12'9" x 9'11" (3.89 x 3.03)

UTILITY ROOM 12'1" x 7'0" (3.69 x 2.14)

BATHROOM

FIRST FLOOR



























BEDROOM 2

15'4" x 15'0" (4.68 x 4.58)

BEDROOM 3 15'4" x 10'5" (4.69 x 3.18)

CLOAKROOM SECOND FLOOR

LANDING

BEDROOM 1

15'7" x 15'2" (4.76 x 4.64)

DRESSING ROOM

EN SUITE SHOWER ROOM

FAMILY BATHROOM

EXTERNALLY

The property enjoys well kept communal grounds with laid to lawn and seating areas. With visitor parking to the front along with residents parking.

SERVICES

Mains gas, electric, water (billed) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

TENURE

LEASEHOLD 999 YEAR LEASE FROM 2000 WITH 975 YEARS REMAINING GROUND RENT-£277.43 PER ANNUM WICH IS REVIEWED EVERY 10 YEARS. NEXT REVIEW WILL BE CIRCA 2031 SERVICE CHARGE-£1,004.82 PER HALF YEAR AND IS REVIEWED YEARLLY

THE SERVICE CHARGE INCLUDES BUILDINGS INSURANCE AND MAITINANCE OF THE COMUNAL GARDENS AND **FENCING**

EPC

Rating D

COUNCIL TAX Band G

PARKING

DAWSONS

There is a reserved parking space No 17