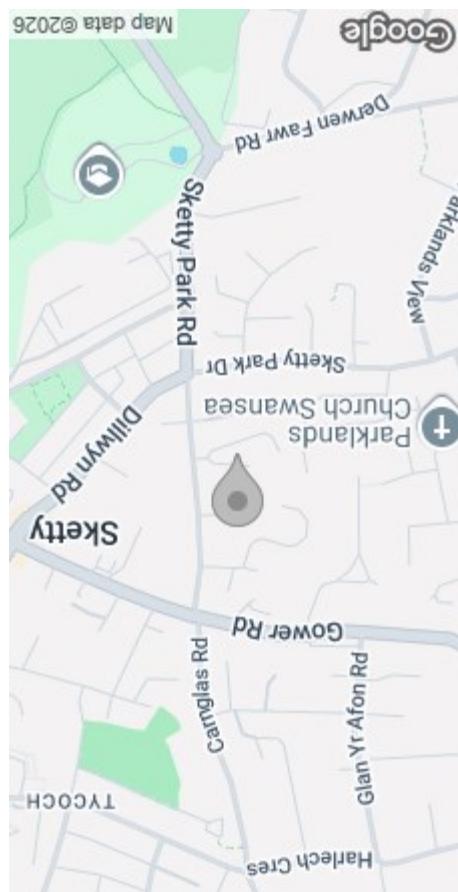
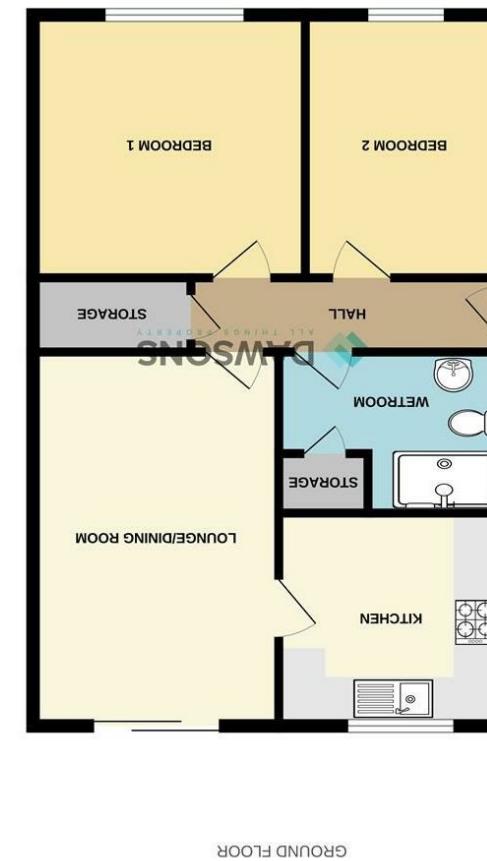


EPC



AREA MAP



FLOOR PLAN



22 Pine Tree Court
Sketty, Swansea, SA2 9AF
Asking Price £180,000



GENERAL INFORMATION

Dawsons are delighted to present this ground-floor apartment, ideally situated in a highly sought-after residential area of Sketty. The accommodation comprises an entrance hallway, spacious lounge/diner, modern fitted kitchen, two well-proportioned bedrooms, and a convenient wet room.

Additional benefits include gas central heating, generous built-in storage, communal gardens, an allocated parking space, and visitor bays.

The property enjoys excellent access to local amenities at Sketty Cross, as well as Singleton Hospital, Singleton Park, Swansea University, and the seafront. It is also within walking distance of Olchfa Comprehensive School and Sketty Primary School, making it an attractive option for a range of buyers.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

LOUNGE/DINING ROOM
16'2" x 7'3" (4.94 x 2.21)



KITCHEN
9'8" x 9'0" (2.95 x 2.75)



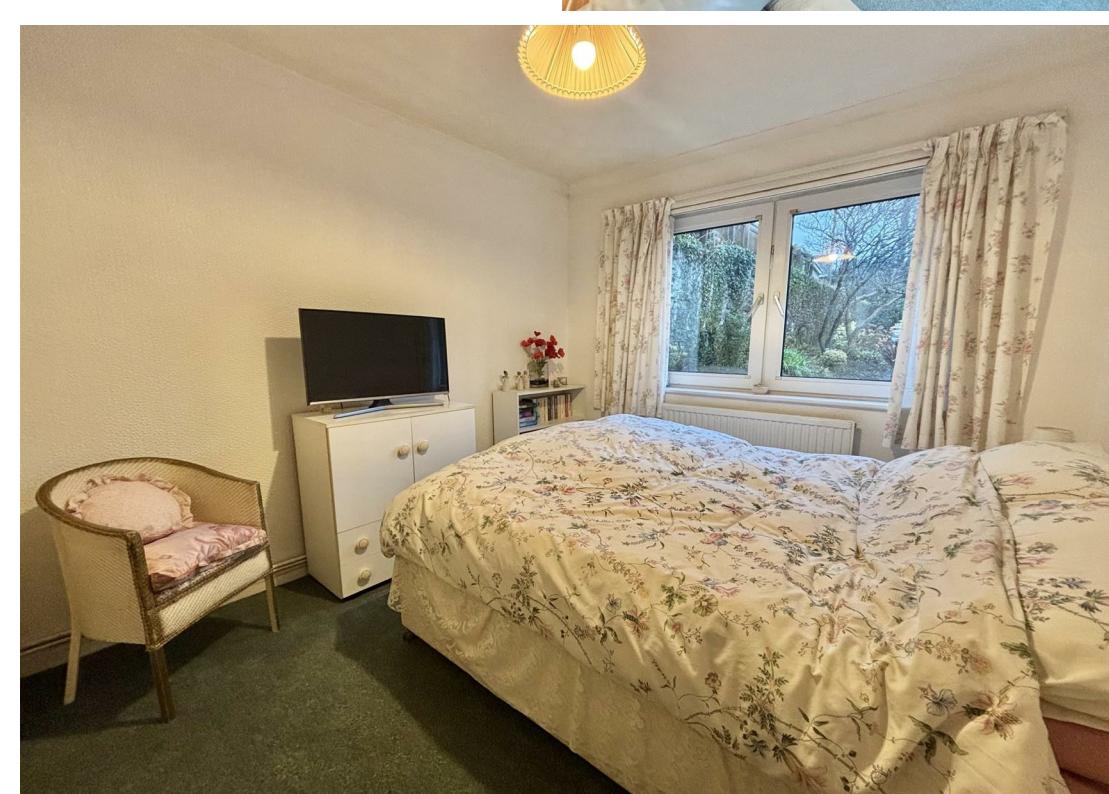
BEDROOM 1
10'7" x 9'4" (3.23 x 2.87)

BEDROOM 2
12'2" x 6'2" (3.71 x 1.88)

WETROOM

STORAGE CUPBOARD

EXTERNAL
Communal gardens



PARKING

Allocated parking space for flat 22 and visitor parking bays

TENURE

Share of freehold
All 24 flats share the freehold
Ground rent - £80 p.a fixed
Service charge - £750 p.a reviewed yearly
Service charge includes:
Buildings insurance
Gardening
window cleaning
general maintenance
Management company - CLC Estates

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COUNCIL TAX

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SERVICES

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

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

