



16 Glan Yr Afon Court

Sketty, Swansea, SA2 9JB

Asking Price £152,500



FULL DESCRIPTION

ENTRANCE

Enter via uPVC double glazed obscure glass panel door into:-

HALLWAY

UPVC double glazed obscure glass window to rear, coving, stairs to first floor, under stairs storage cupboard, radiator, wooden glass panel doors off to:-

KITCHEN

11'8" x 8'7" (3.566 x 2.617)

Fitted with a range of light wood wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, plumbed for washing machine, gas cooker point with extractor fan over, coving, inset ceiling spotlights, uPVC double glazed window to rear, splash back tiles, wall mounted gas boiler, serving hatch, tiled flooring.

LOUNGE./DINER

14'11" (max) x 14'5" (4.555 (max) x 4.383)

UPVC double glazed french doors to front, two uPVC double glazed windows to front, coving, set in coal effect electric feature fireplace with hearth backdrop and surround, built in shelving unit, serving hatch, two radiators.

FIRST FLOOR

LANDING

Coving, built in storage cupboard, wooden doors off to:-

BEDROOM 1

15'0" (max) x 11'11" (4.569 (max) x 3.631)

UPVC double glazed windows to front, coving, built in mirrored wardrobes, radiator.

BEDROOM 2

12'1" x 8'9" (3.692 x 2.662)

UPVC double glazed window to rear, coving, built in wardrobes, radiator.

BATHROOM

White three piece suite comprising of low level w.c., pedestal wash hand basin with mixer tap, panelled bath with mixer tap and mixer shower over with folding modesty screen, coving, uPVC double glazed obscure glass window to rear, tiled walls, shaving point, wall mounted stainless steel heated towel rail.

N.B.

Tenure - Leasehold - 189 years less 3 days from 25/12/1963

Ground Rent - Peppercorn rent paid per annum - (£7.88 paid 6 monthly.)

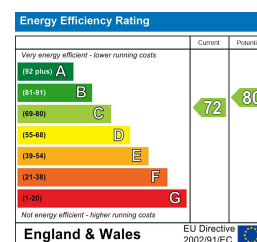
Maintenance, Property Insurance and Leasehold Charge - £880 per annum, reviewed yearly. (Has already been paid for this year up until December.)

AREA MAP



FLOOR PLANS

EPC



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