

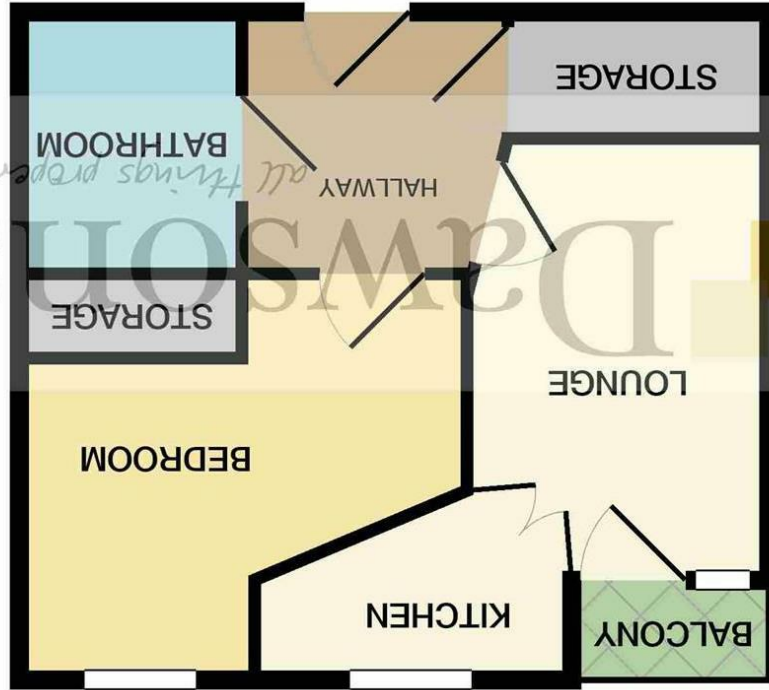
EPC



AREA MAP

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.

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



32 Pantygydr Court
 Uplands, Swansea, SA2 0AW
Asking Price £149,950



GENERAL INFORMATION

A beautifully well maintained spacious third floor retirement apartment located in the McCarthy and Stone development, Pantygydr Court which was built in 2008. Comprising lounge/diner with door leading out to a sit out balcony overlooking partial sea views, modern fitted kitchen, bedroom with built in wardrobes and bathroom. These charming apartments offer peaceful and independent living with the convenience of being situated in the sought after area of Uplands offering easy access to Sketty and Uplands shops and amenities. Within walking distance of a regular bus service, doctors surgery and Brynmill and local parks. Benefits from Upvc d/g, electric storage heaters, emergency 'Tunstall' pull cords and on site parking. There are neatly kept communal gardens, a spacious resident's lounge, communal laundry, utility room and guest suite. An ideal downsize with no upward chain involved. Internal viewing advised to appreciate this light and airy home. EPC - B

FULL DESCRIPTION

Entrance

Enter via door into

Hallway

Large built-in storage cupboard housing water tank, loft hatch, Tunstall pull cord, doors off to

Lounge/Diner

19'9" max x 10'6" (6.03 max x 3.21)

UPVC double glazed door and window to front opening out onto sit out balcony with partial sea views, set in coal effect electric fireplace with pleasant surround, coving, electric storage heater, double doors into



Kitchen

7'3" x 6'11" (2.21 x 2.11)

Fitted with a range of modern wall and base units with work surface over, set in stainless steel sink and drainer, integrated electric eye level oven, four ring electric hob with extractor hood over, integrated fridge and freezer, UPVC double glazed window to front with partial sea views, coving, splash back wall tiles, vinyl flooring

Bedroom

13'4" max x 9'5" (4.07 max x 2.88)

UPVC double glazed window to front with partial sea views, coving, built in double wardrobe, storage heater

Bathroom

6'10" x 5'7" (2.09 x 1.71)

Fitted with a modern three-piece suite comprising low-level WC, wash hand basin with vanity cupboard, panelled bath with overhead stainless steel shower, coving, ceramic splash back wall tiles, towel radiator, electric fan heater, vinyl flooring

N.B.

There is a Development Manager on site Communal lounge can be hired for private use at a charge of £10 (please speak with the Development Manager for further details). Please note - photo 6 is of the communal lounge.

GUEST SUITE Sleeping facilities and shower room for guests, via pre-arranged booking. At a cost of £20 per night for a single and £25 per night for a double. The car park is used on a first come first served basis.

