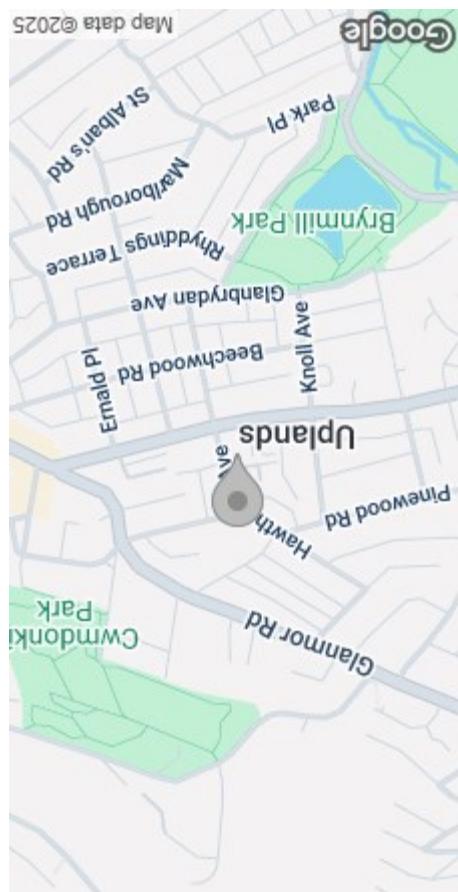


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy efficiency rating is based on the most recent energy performance certificate (EPC) for this property, dated 22/04/2024. The EPC shows a rating of C and a recommendation of 83. The property is not currently subject to any restrictions or measures that would affect the rating. The EPC is valid for 10 years from the date of issue. The property is not currently subject to any restrictions or measures that would affect the rating. The EPC is valid for 10 years from the date of issue.

EPC



AREA MAP



397 sq ft. (36.9 sq.m.) approx.

FLOOR PLAN



Apartment 6 Pantygwydr Court

Uplands, Swansea, SA2 0AW

Asking Price £98,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

CHAIN FREE!! Presented to the market is this truly lovely one double bedroom GROUND FLOOR apartment situated in this popular McCarthy & Stone development at Pantywydr 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 Park is within walking distance. The accommodation briefly comprises: Entrance Hallway, Lounge/Dining room with a Patio area off 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 - £3,587.06 per annum
Ground rent approximately - £425.00 per annum



FULL DESCRIPTION

COMMUNAL ENTRANCE

Enter via uPVC double glazed glass panel door via key or intercom system.

COMMUNAL LOUNGE

Communal lounge providing a relaxing environment for residents offering television and seating facilities and access out to the communal patio seating area with a pleasant outlook over communal gardens.

COMMUNAL LAUNDRY ROOM

Wash hand basin, washing machines, tumble driers, ironing facilities and residents notice board.

ENTRANCE

Enter via hardwood panelled door into:

HALLWAY

coved ceiling, large built in storage cupboard housing water tank, hardwood panelled doors to:



LOUNGE/ DINING ROOM
16'7" x 10'7" (5.08 x 3.25)
UPVC double glazed window to front, uPVC double glazed glass panelled door to front, with partial sea views leading to the patio area, coved ceiling, electric storage heater , electric fire with surround.

KITCHEN

7'4" x 6'7" (2.24 x 2.02)
Fitted with a rang of wall and base units, with worksurface over, set in stainless steel sink and drainer with mixer taps, built in oven with four ring electric hob, extractor fan over, splash back tiles, uPVC double glazed window with partial sea views.

BEDROOM ONE

13'3" x 9'3" (4.06 x 2.82)
UPVC double glazed window to front, fitted wardrobe, wall mounted electric heater.

SHOWER ROOM

Three piece suite comprising, shower unit, low level w/c, wall mounted wash hand basin with vanity unit under, wall mounted towel heater, laminate flooring.

EXTERNAL

Visitors and resident parking, pleasant laid to lawn communal grounds with an abundance of attractive flowering shrubs, mature trees and bushes, pleasant patio seating area.

N.B

.A Guest suite is available for residents and their friends/family to use.
.Residents are available to use any McCarthy guest suites across the UK
.There is a House Manager on site.
.The apartment has "Sky" installed.
.There is a age restriction of 60 years minimum.

