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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 is given as to their operability or efficiency can be given.

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AREA MAP

FLOOR PLAN



## 34 Pantygwydr Court

Uplands, Swansea, SA2 0AW

Asking Price £80,000



## GENERAL INFORMATION

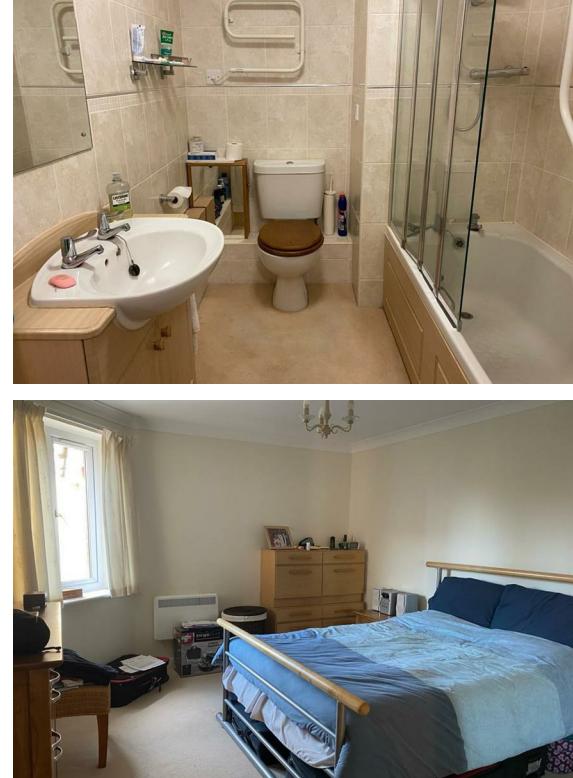
Very well maintained and deceptively spacious one-bedroom third-floor retirement apartment for the over 60s, ideally positioned between the ever-popular areas of Uplands and Sketty.

This bright and welcoming home briefly comprises an open entrance hallway, a generous lounge/diner, fitted kitchen, double bedroom and bathroom. The apartment benefits from uPVC double glazing, electric heating, a Juliet balcony enjoying lovely far-reaching sea views, and emergency 'Tunstall' pull-cord assistance for added peace of mind.

Residents can also enjoy access to a very attractive communal lounge with shared kitchen facilities, beautifully maintained communal gardens with a large patio seating area, and on-site parking.

Ideally located within walking distance of local shops, a doctor's surgery, regular bus routes and Brynmill Park, the property also offers easy access to Swansea city centre, Singleton Park, and Singleton Hospital.

Viewing is highly recommended to fully appreciate the apartment's excellent condition, convenient location and delightful sea views.



## FULL DESCRIPTION

### THIRD FLOOR

#### MAIN ENTRANCE

Entre via glass panel entrance door via key or intercom system. Lifts to all floors and communal Lounge.

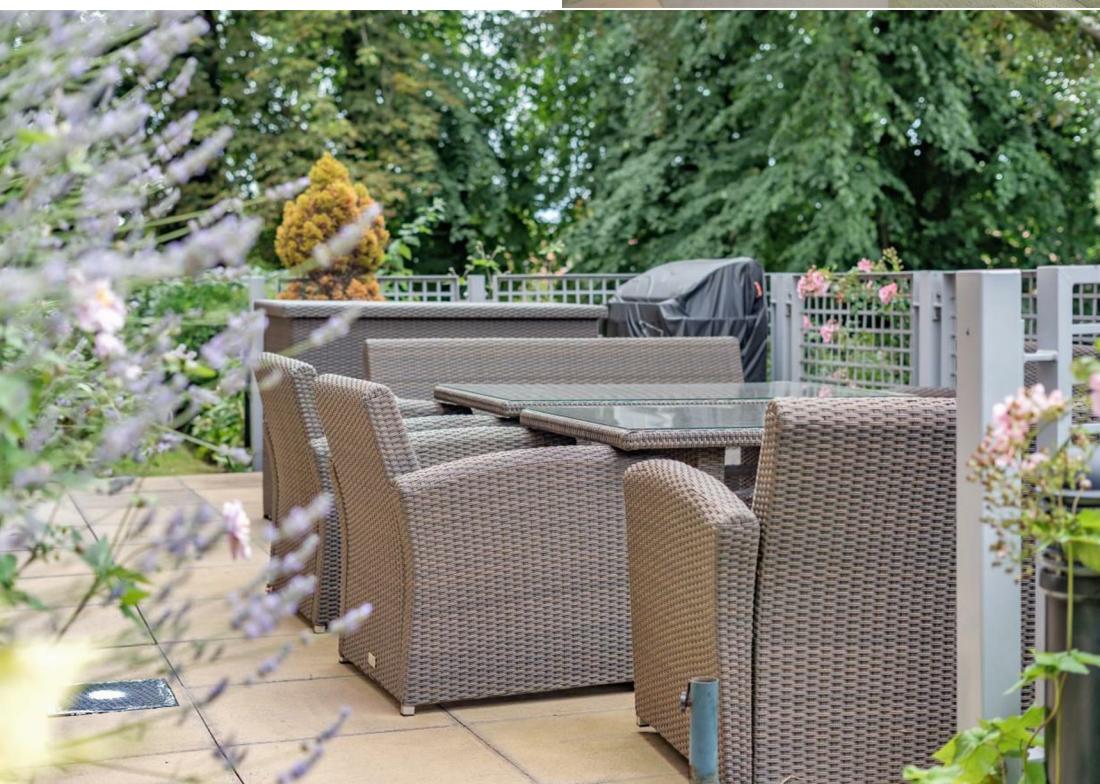
#### HALLWAY

Loft hatch, coving, large built in storage cupboard housing water tank and shelving, doors off to:-

#### LOUNGE/DINING ROOM

17'6" max x 12'11" max (5.332 max x 3.948 max)

UPVC double glazed window to side, coving, freestanding electric fireplace, built in storage cupboard, radiator, UPVC double glazed door opening out onto Juliet balcony boasting far reaching sea views, wooden doors opening into:-



#### KITCHEN

9'0" x 5'8" (2.743 x 1.736)

Fitted with a range of wall and base units with work surfaces over, set in stainless steel sink and drainer, integrated eye level electric oven, four ring electric hob with extractor hood over, Integrated fridge and freezer, UPVC double glazed window to side, coving, ceramic splash back wall tiles, vinyl floor covering.

#### BEDROOM ONE

15'2" max x 11'3" (4.622 max x 3.429)

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

#### BATHROOM

7'1" max x 6'1" max (2.169 max x 1.847 max)

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

#### EXTERNAL

##### FRONT

Beautifully maintained communal gardens with patio seating area and parking.

##### LEASEHOLD

Tenure: Leasehold - 125 years from 2008 with 107 years remaining  
Management Company: First Port Retirement Property Services  
Ground Rent: £425 p.a.  
Maintenance Charge: £3,827 p.a.

##### COUNCIL TAX BAND D

##### EPC C

##### SERVICES

Electric, water & drainage.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

