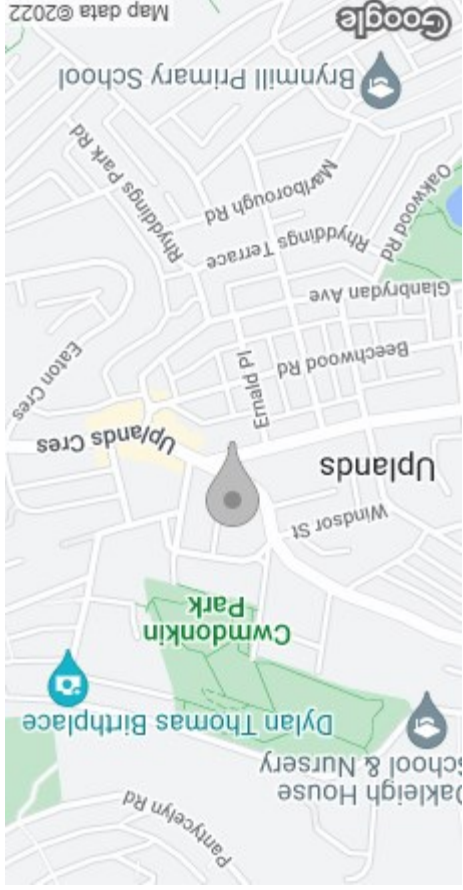


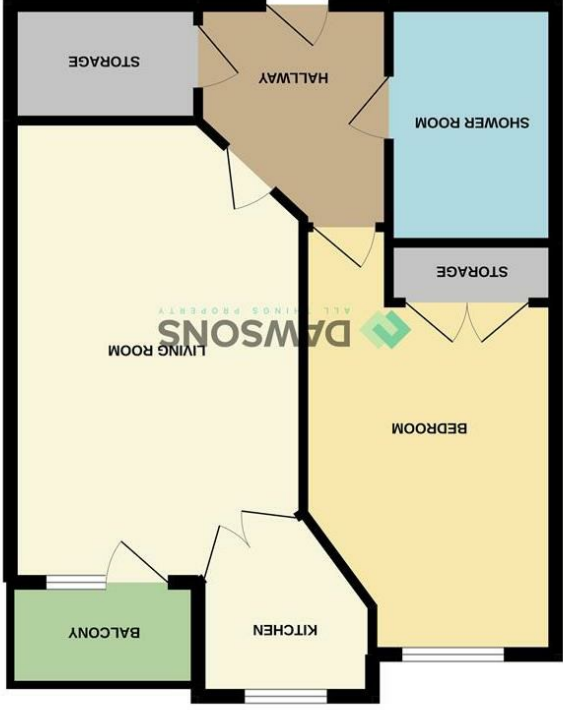
EPC



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.

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FLOOR PLAN



**11 Pantygwydr Court Sketty Road**  
 , Swansea, SA2 0AW  
**Asking Price £139,950**

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  B

## GENERAL INFORMATION

\*\*\* CHAIN FREE! \*\*\*

Presented to the market is this truly lovely One Bedroom First Floor Apartment situated in this popular McCarthy & Stone development at Pantygwydr 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 of: Entrance Hallway, Lounge/Dining Room with a Balcony off which has partial sea views, Fitted Kitchen, Bedroom and Bathroom.

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

Tenure: Leasehold

Term: 125 years from 1 February 2008

Ground Rent: £425.00 per year

Service Charge: Approximately £2,848.70 per year - Payable every 6 months in advance. Reviewed yearly on 1st March.

Council Tax Band - D

## FULL DESCRIPTION

### Communal Entrance

Accessed via a security buzzer system or key.

Here you can find the communal lounge, guest suite, laundry room, refuse room and also the duty managers office.

Continue down the corridor and turn left, the lift is located on the left hand side and takes you up to the first floor.

### Entrance

Enter via wooden door into:

### Hallway

Coved ceiling and storage cupboard housing water tank.



### Living / Dining Room

19'9" x 10'9" (6.02m x 3.28m)

UPVC double glazed patio door onto balcony and windows to rear, coved ceiling, electric fireplace with backdrop and surround, and two electric heaters.

### Kitchen

7'3" x 7'1" (2.21m x 2.16m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, electric oven, four ring electric hob with extractor over, integrated fridge and freezer, coved ceiling, tiled splashback and uPVC double glazed window to rear.

### Bedroom One

13'5" x 9'1" (4.11m x 2.77m)

UPVC double glazed window to rear, coved ceiling, fitted wardrobe and electric heater.

### Shower Room

Three piece suite comprising shower cubicle, low level w/c, vanity wash hand basin, coved ceiling, tiled walls and electric towel heater.

### External

There are well maintained communal gardens with an abundance of mature trees and shrubbery, and a patio seating area. Resident and visitor parking.

### Tenure

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