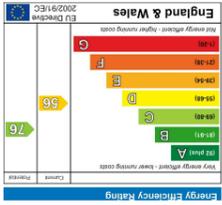


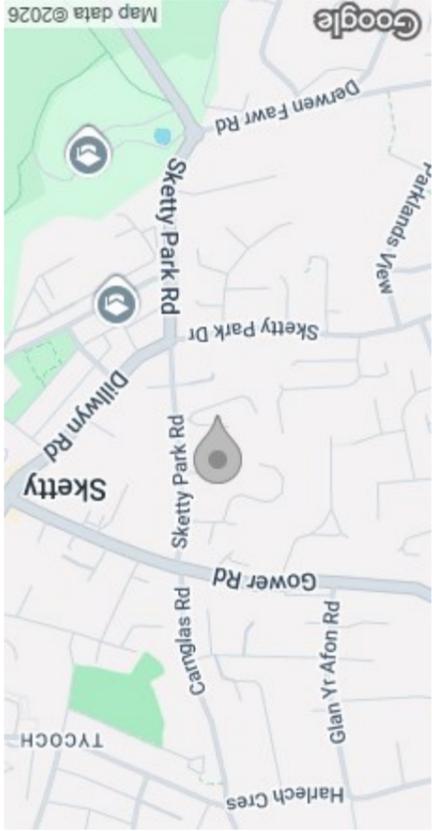


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 effort has been made to ensure the accuracy of the information contained herein, measurements of dimensions, contents and other details are approximate and responsibility is taken by the purchaser. The purchaser is advised to verify the accuracy of the information by independent means. The purchaser is advised to verify the accuracy of the information by independent means. The purchaser is advised to verify the accuracy of the information by independent means.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



22 Pine Tree Court  
 Sketty, Swansea, SA2 9AF  
 Offers Over £170,000



## GENERAL INFORMATION

NOT AGE RESTRICTED - Dawsons are delighted to present this ground-floor apartment, ideally situated in a highly sought-after residential area of Sketty. The accommodation comprises an entrance hallway, spacious lounge/diner, modern fitted kitchen, two well-proportioned bedrooms, and a convenient wet room.

Additional benefits include gas central heating, generous built-in storage, communal gardens, an allocated parking space, and visitor bays.

The property enjoys excellent access to local amenities at Sketty Cross, as well as Singleton Hospital, Singleton Park, Swansea University, and the seafront. It is also within walking distance of Olchfa Comprehensive School and Sketty Primary School, making it an attractive option for a range of buyers.

## FULL DESCRIPTION

### GROUND FLOOR

#### HALLWAY

**LOUNGE/DINING ROOM**  
16'2" x 7'3" (4.94 x 2.21)

**KITCHEN**  
9'8" x 9'0" (2.95 x 2.75)

**BEDROOM 1**  
10'7" x 9'4" (3.23 x 2.87)

**BEDROOM 2**  
12'2" x 6'2" (3.71 x 1.88)

#### WETROOM

#### STORAGE CUPBOARD

#### EXTERNAL

Communal gardens



#### PARKING

Allocated parking space for flat 22 and visitor parking bays

#### TENURE

Share of freehold  
All 24 flats share the freehold  
Ground rent - £80 p.a fixed  
Service charge - £750 p.a reviewed yearly  
Service charge includes:  
Buildings insurance  
Gardening  
window cleaning  
general maintenance  
Management company - CLC Estates

#### EPC

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#### COUNCIL TAX

D

#### SERVICES

Mains gas, electric, water (metered) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

