



EPC

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AREA MAP

FLOOR PLAN



3 Rembrandt Court
 Sketty, Swansea, SA2 9FG
Asking Price £525,000



GENERAL INFORMATION

We have great pleasure in offering for sale a spacious and luxurious ground floor apartment in the prestigious development of Sketty within walking distance to local shops, Singleton hospital, Swansea University and Singleton Park. The historical buildings accommodation briefly comprises large hallway, lounge with patio doors leading onto communal garden, modern fitted 'Bespoke' kitchen/diner with several 'Amana' integrated appliances, three bedrooms, luxury wet room, bathroom, shower room and cloakroom. Benefits from gas central heating and double glazing. Allocated parking and single garage. Internal viewing is essential. EPC- D

FULL DESCRIPTION

Hallway

49'10" x 4'5" (15.2m x 1.35m)
Enter via double wooden entrance doors into spacious hallway, real rosewood flooring with cast iron radiators, coved ceiling, door leading to turreted cellar, doors off to:-

Lounge

21'5" x 18'5" (6.53 x 5.61)
Double glazed windows to side and rear, double glazed door to rear leading to courtyard, Rosewood flooring, cast iron radiators, coved ceiling, feature fireplace with inset fire, TV system, concealed lighting.

Kitchen

15'10" (min) x 16'11" (4.83 (min) x 5.16)
Bespoke kitchen with a range of wall and base units with complementary granite work preparation surface over, Blanco stainless steel designer sink and drainer with mixer tap, double glazed window to rear, integrated dishwasher, washing machine, Amana American style fridge/freezer and Wine cooler fridge, five ring Neff gas hob, built in Neff, microwave, built in two Neff ovens and coffee making machine, two radiators, inset ceiling spotlights.

Cloakroom

Two piece suite comprising low level w.c., wash hand basin with vanity unit under, coved ceiling, inset ceiling spotlights, wall mounted towel heater, part tiled walls and flooring with under floor heating, extractor fan.



Bedroom One

24'0" x 13'0" (7.32 x 3.96)
Double glazed window to side, cast iron radiator, walk in wardrobes with lighting, inset ceiling spotlights with twinkly starlight effect lighting, opening into:-

En-Suite Wet Room

Luxury walk in shower with body jets with mounted circular glass and chrome wash hand basin, inset ceiling spotlights with twinkly starlight effect lighting, wall mounted towel heater, Travertine tiling to floor and walls with under floor heating, obscure double glazed window to side

Bedroom Three

12'2" (min) x 7'8" (3.71 (min) x 2.34)
Double glazed window to side, radiator, loft access, coved ceiling, inset ceiling spotlights, door to:-

En-Suite

Three piece suite comprising low level w.c., wash hand basin with vanity unit under, step in double shower cubicle, travertine tiling to walls and floor with under floor heating, loft access, inset ceiling spotlights, wall mounted towel heater towel heater, coved ceiling, wall mounted mirror with concealed shelving.

Bedroom Two

13'0" (min) x 13'3" (3.96 (min) x 4.04)
Double glazed window to front, iron cast radiator, built in fitted wardrobes, coved ceiling, door to:-

En-Suite

Three piece suite comprising low level w.c., wash hand basin with vanity unit under, Jacuzzi bath with shower attachment, travertine tiling, underfloor heating.

TURRETED CELLAR

Tiled stairs leading to cellar with storage and fitted drying area with space for tumble dryer, lighting and power points.

EXTERNAL

Parking space, single garage with electric up and over door, courtyard, stone chippings. Beautiful tired gardens laid to lawn.

TENURE

Leasehold - 999 years from approx. 1980
Ground Rent - £121.00
Maintenance Charge - £850 per half year

