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**47 LONG OAKS COURT, SKETTY, SWANSEA,
OFFERS OVER £115,000**



Offering a great opportunity to renovate this spacious first floor apartment enjoying well proportioned living space and boasting a fantastic quiet cul de sac location within the desirable and sought after area of Sketty. Comprising welcoming hallway, kitchen/dining room, sizeable lounge, two double bedrooms, bath/shower and WC. Aluminium windows, gas c/h, ample built in storage and an allocated parking space. Within easy access of local shops, amenities, a regular bus service, Singleton hospital, Swansea University, Singleton park and the sea front. Within good school catchments. An ideal first time buy, downgrade or investment purchase with no upward chain involved. Internal viewing advised to appreciate the potential this lovely home has to offer. EPC - C.

COMMUNAL ENTRANCE

Enter via key or intercom system, staircase up to first floor.

ENTRANCE

Enter via door into:

HALLWAY

Coving, sizeable built storage cupboard, radiator, doors off to:

KITCHEN/DINER 4.613m max x 4.018m max (15'1" max x 13'2" max)

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and double drainer, gas and electric cooker points with extractor hood over, plumbed for washing machine, wall mounted 'Worcester' gas combination boiler, ceramic splash back tiles, two single glazed aluminium windows to front, built in storage cupboard, radiator.

LOUNGE 4.985m x 3.700m (16'4" x 12'2")

Large single glazed aluminium window to front, coving, wall lights, radiator.



BEDROOM 1 3.717m x 3.626m (12'2" x 11'11")

Single glazed aluminium window to rear enjoying a pleasant leafy green outlook, coving, fitted wardrobes, radiator.

BEDROOM 2 3.628m x 2.482m (11'11" x 8'2")

Single glazed aluminium window to rear enjoying an attractive leafy green outlook, coving, fitted wardrobes, radiator.

BATH/SHOWER ROOM 3.658m x 1.733m (12'0" x 5'8")

Three piece suite comprising pedestal wash hand basin, panelled bath, step in shower cubicle with mixer shower over, coving, ceramic splash back tiles, built in airing cupboard with radiator, radiator.

W.C. 2.057m x 0.902m (6'9" x 2'11")

Low level wc, coving, ceramic wall tiles.

EXTERNAL

Allocated parking to rear.



Tenure: Leasehold - 143 years approx.

Service Charge: £650 per 6 months

Ground Rent: £15 per annum

DIRECTIONS:-

From our Sketty office proceed towards Uplands, taking the third turning left onto Glanmor park Road. Take the first turning left into Long Oaks Court and the property can be found in the on the left hand side.

TENURE: Leasehold

COUNCIL TAX: C

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655