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1 SARLOU COURT, UPLANDS, SWANSEA, SA2 0LW  
ASKING PRICE £125,000





Offering a bright and well proportioned ground floor apartment boasting a convenient location of Uplands offering easy access to local shops and amenities at Sketty and Uplands, Singleton hospital, Swansea Uni and the sea front. Comprising sizeable lounge, kitchen, two bedrooms and a bathroom. Offers gas c/h, wooden d/g windows, built in storage, allocated and visitors parking. An ideal first time buy, investment purchase or downsize with no upward chain involved. EPC = C

**COMMUNAL ENTRANCE**

Enter via wooden glass panel door into communal hallway, built in storage cupboard, access to apartment.

**ENTRANCE**

Enter via wooden door into

**HALLWAY**

Coving, intercom phone entrance system, radiator, wood effect flooring, wooden doors off to:-

**LOUNGE/DINING ROOM 6.400m max x 3.578m (21'0" max x 11'9")**

Spacious lounge/dining room with a wooden double glazed bay window to front, coving, radiator, wood effect flooring, wooden door into:-

**KITCHEN 3.335m x 2.833m (10'11" x 9'3")**

Fitted with a range of wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, electric cooker point with extractor hood over, plumbed for washing machine, Wall mounted Worcester gas combination boiler, coving, wooden double glazed window to side overlooking communal gardens, ceramic wall tiles, built in sizeable storage cupboard with shelving. Radiator. Wood effect vinyl floor covering.

**BEDROOM 1 3.747m min x 2.997m max (12'4" min x 9'10" max)**

Wooden double glazed window, coving, radiator, wooden door into:-



**EN SUITE SHOWER ROOM 1.602m x 1.236m min (5'3" x 4'1" min)**

Three piece suite comprising low-level WC, pedestal wash hand basin, step into shower cubicle with mixer shower over, coving, ceramic wall tiles, radiator, vinyl floor covering and extractor fan.

**BEDROOM 2 3.346m x 2.102m (11'0" x 6'11")**

Hardwood double glazed window, Coving, radiator.

**BATHROOM 2.316m x 1.547m (7'7" x 5'1")**

Three piece suite comprising low-level WC, pedestal wash hand basin, bath with mixer taps, coving, ceramic wall tiles, wooden double glazed obscured glass window, sizeable built in storage cupboard, radiator, vinyl floor covering.

**EXTERNAL**

Communal grounds offering attractive mature shrubs and bushes to front. Allocated parking space and visitors parking.

**DIRECTIONS:-**

From our Sketty Showroom proceed along Gower Road in the Uplands direction. Continue straight ahead taking the sixth turning left onto Hawthorne Avenue and then first left onto Sarlou court.

**LEASE DETAILS**

99 Year lease from 29th September 1986,  
Ground Rent: £120 per annum  
Service Charge: £1,000 per annum

**TENURE:** Leasehold

**COUNCIL TAX:** C

**EPC RATING:** C

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

