



8 Beaconsfield Court, Sketty, Swansea, SA2 9JU  
**£89,950**

A very well presented and well maintained one bedroom first floor apartment, situated in a quiet cul de sac location in the desirable area of Sketty. This light and surprisingly spacious property comprises kitchen, sizable lounge/dining room, double bedroom and bathroom. Benefits include Upvc d/g, gas c/h, one allocated parking space, balcony area and ample built in storage space. Within easy access of Singleton hospital, Swansea University, Sketty, Killay, Mumbles and the sea front. An ideal first time buy, investment or downsize property with no upward chain involved. EPC = C.

£89,950



#### ENTRANCE

Enter via uPVC double glazed obscured glass panelled door into:

#### KITCHEN 2.816m x 2.791m (9'3" x 9'2")

Fitted with a range of wall and base units with work surfaces over, set in stainless steel sink and drainer with mixer tap, electric cooker, plumbed for washing machine, space for standing fridge

freezer, coving, Upvc double glazed window overlooking the rear, ceramic wall tiles, Worcester gas boiler, radiator, tiled flooring, door to:-

#### HALLWAY

Coving, storage cupboards, doors to:-

#### LOUNGE/DINING ROOM 5.814m x 3.165m (19'1" x 10'5")

Upvc double glazed window to front, coving, radiator.

#### BEDROOM 5.489m min x 2.867m (18'0" min x 9'5")

Upvc window overlooking the rear, coving, built-in wardrobes, radiator.

#### BATHROOM 2.538m x 1.856m (8'4" x 6'1")

Fitted with a three piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, coving, ceramic wall tiles, radiator, built in storage cupboards.

#### EXTERNAL

Designated residents parking to front with communal lawned area, outside balcony area with views.

#### N.B.

Tenure: Leasehold for a term 189 years from 25th December 1981

Ground Rent: £50 per annum

Service Charge: £588 per six months

**TENURE:** Leasehold

**COUNCIL TAX:** C

**EPC** C

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

