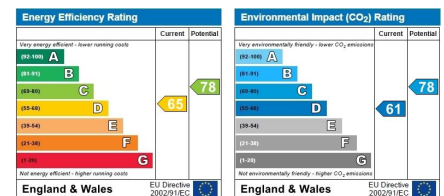




## 43 Long Oaks Court, Sketty SA2 0QH

Offers in the region of £134,950

Second Floor Apartment  
Modern Fitted Kitchen  
Two Double Bedrooms  
Ideally Located For Sketty & Uplands  
EER D65



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**LD/DT/73135/111019**

## **DESCRIPTION**

A purpose built second floor apartment located in this popular and sought after residential area offering easy access to all the local amenities both Sketty and Uplands have to offer along with the local colleges, new bay campus at Swansea University and Singleton Hospital.

The property offers spacious accommodation with a modern fitted kitchen/breakfast room, two double bedrooms, a bright and airy lounge and allocated parking.

In our opinion this property would make an ideal first time purchase, downsize or investment buy and viewing is highly recommended to fully appreciate it. There is no onward chain. EER D65.

## **COMMUNAL ENTRANCE**

Communal entrance with newly installed intercom system and stairs leading to the apartment.

## **ENTRANCE**

Accessed via hardwood front door.

## **HALLWAY**

Spacious hallway with large built in storage cupboard and doors leading to;

## **LOUNGE**

16'4" x 12'2" (4.98m x 3.71m)  
Spacious and bright lounge with large double glazed window to front. Ceiling coving.

## **OPEN PLAN KITCHEN / BREAKFAST ROOM**

## **KITCHEN AREA**

13'1 x 8'1 (3.99m x 2.46m)  
Fitted with a range of modern wall and base units with co-ordinating work tops. Gas hob, integrated eye level electric double oven and wine rack. Plumbing for automatic washing machine, cupboard housing wall mounted combination boiler and built in storage cupboard. Tile effect flooring and double glazed window to front.

## **DINING AREA**

9'7 x 6'3 (2.92m x 1.91m)  
Tile effect flooring and double glazed window to front.

## **BEDROOM 1**

12'2" x 11'11" (3.71m x 3.63m)  
Large double glazed window to rear with a pleasant outlook. Fitted wardrobes and built in storage cupboard, ceiling coving.

## **BEDROOM 2**

11'11" x 8'2" (3.63m x 2.49m)  
Double glazed window to rear again with a pleasant outlook. Fitted wardrobes and ceiling coving.

## **BATHROOM**

12'0" x 5'8" (3.66m x 1.73m)  
Modern suite in white comprising panel bath, large walk-in shower cubicle and contemporary wash hand basin. Fully tiled walls and non slip flooring. Ceiling coving, spotlights and built in storage cupboard.

## **CLOAKROOM**

Low level WC, part tiled walls and non slip flooring.

## **EXTERNALLY**

There are communal grounds and allocated parking.

## **SERVICES**

We are advised mains services are connected. Please note this property is on a water meter.

## **VIEWING**

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Leasehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Sketty office, proceed on the main Gower Road towards Swansea and take the third left-hand turn onto Glanmor Park Road. Continue up the hill and take the first left. Take the left fork in the road into Long Oaks Court where the property is located on the lefthand side identified by our John Francis For Sale board.