



Cwrt Hywel 20 Alexandra Road, Swansea, SA4 4NW
Asking Price £85,000



A one bedroom apartment located in the centre of Gorseinon within easy access to local shops, bus station and amenities within the area. This first floor retirement apartment built by McCarthy and Stone is a secure community for residents over the age of 60 and benefits from a dedicated house manager being based at the development during day times hours with an additional 24 hour careline provided. The apartment briefly comprises of , entrance hallway with built in airing cupboard/storage, lounge/diner, fitted kitchen and master bedroom with double wardrobe. Outside are landscaped gardens with resident parking. Plus a communal lounge, kitchen, laundry room and Guest suite.

Entrance

Entered via a communal reception area, with key access leading through to the hallway.

Hallway

Entered via a wooden door , wall mounted alarm system with 24 hour Care Line system and security entry, wood effect vinyl flooring, door to airing/storage cupboard, doors to:

Lounge/diner

10'8" max x 19'0" max (3.26 max x 5.80 max)

uPVC double glazed window, electric fireplace with decorative surround, electric storage heater, double doors to:



Kitchen

7'6" x 7'2" (2.29m x 2.18m)

Fitted with a range of matching wall and base units with work surface over, stainless steel sink with drainer and mixer tap, eye level oven, four ring electric hob with extractor fan over, integrated under counter fridge and freezer. part tiled walls, vinyl flooring.

Bathroom

5'6" x 6'9" (1.68 x 2.06)

Fitted with a three piece suite comprising of bath with shower over and glass shower screen, W.C and vanity unit housing wash hand basin, chrome heated towel rail, tiled walls, tile effect vinyl flooring.

Bedroom One

9'3" x 15'8" (2.82 x 4.80)

uPVC double glazed window, electric storage heater, built in wardrobes.



Floor Plan

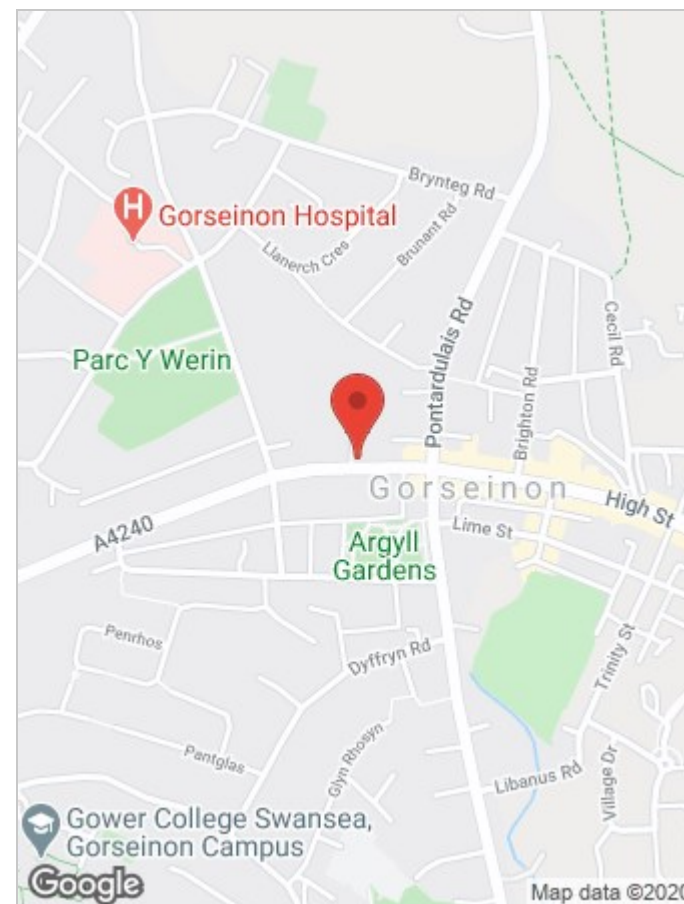
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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