



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



APARTMENT, 19 PANTYGWYDR COURT, UPLANDS,
ASKING PRICE £200,000



Beautifully maintained modern style two bed McCarthy & Stone retirement apartment located in the very popular area of Uplands. This lovely property compromises of welcoming hallway, lounge/ diner with sit out balcony, kitchen, two spacious double bedrooms & spacious bathroom. These very pleasant apartments offer safe and peaceful independent living and is within easy access to local amenities at both the Uplands and Sketty Cross. Its within walking distance of local and regular bus routes, doctors surgery and Brynmill Park. The many benefits include Upvc DG, electric storage heaters, emergency 'Tunstall' pull cords, & parking area. The complex also offers very neatly presented communal gardens, large residents lounge, communal refuse area, laundry room and a bookable guest suite. This delightful apartment would make an ideal downsize and viewing is highly recommended to admire its immaculate condition, fabulous location and spacious feel. EPC = B

HALLWAY

Coving, one large storage cupboard, airing cupboard housing water tank, electric storage heater, doors off to

LOUNGE 5.832m max x 3.158m (19'2" max x 10'4")

Upvc double glazed door and window to side opening out onto balcony, coving, coal and flame effect electric fire with hearth and backdrop, electric storage heater, door into

KITCHEN 2.217 m max x 2.113m max (7'3" mmax x 6'11" max)

Fitted with a range of modern wall and base units with work surface over, set in stainless steel sink and drainer, integrated eye level electric oven, four ring electric hob with extractor hood over, UPVC double glazed window to side, integrated fridge and integrated freezer, ceramic splashback tiles, coving, vinyl floor covering

BEDROOM 1 4.108m x 2.862m (13'6" x 9'5")

Two UPVC double glazed windows, one to side one to rear, built in double wardrobe, electric storage heater coving

BEDROOM 2 4.743m max x 2.820m (15'7" max x 9'3")

UPVC double glazed window to side, coving, electric storage heater

BATHROOM 2.102m x 2.061m (6'11" x 6'9")

Fitted with a modern four piece suite comprising low-level WC, wash hand basin with vanity unit, panelled bath shower cubicle with overhead shower, UPVC double glazed obscure glass window to side, coving, ceramic splashback, wall tiles electric wall heater, heated towel rail, vinyl floor covering

EXTERNAL

Beautiful and well maintained laid to lawn communal area with a shared patio seating area and allocated parking.

N.B.

Tenure: Leasehold - for a term of 125 years from 2008

Ground Rent:

Maintenance Charge: £3,982.68 per annum

DIRECTIONS:-

From our sketty office heading in the direction of The Uplands, Pantygwydr Court can be found on your left hand side just before the turning for Hawthorne Avenue

TENURE: Leasehold

COUNCIL TAX: E

EPC RATING: B

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