



11 Morgan Court, Swansea, SA13UP

Situated in one of the most popular retirement complexes in the city, ideally placed for beach walks or city centre shopping viewing is highly recommended for this one bedroom apartment. Property comprises: Entrance hallway, Lounge, fitted kitchen and shower room. Further benefits are uPVC double glazing and electric storage heaters, 24 hour emergency Care line system plus a development manager on site. The apartment is within walking distance of local shops and amenities and is on a main bus route into the City Centre. The property also benefits from having a patio area in which you can sit and enjoy. An age restriction applies to the over 60's. EPC-C

Asking Price £100,000

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COMMUNAL ENTRANCE

Enter via glass panel wooden door into:

COMMUNAL HALLWAY

Stairs and lifts to all floors.

GROUND FLOOR APARTMENT

ENTRANCE HALL

Coved ceiling, storage cupboard housing water tank with additional shelving for storage.

LOUNGE/DINER 5.33m x 2.94m (17'6" x 9'8")

UPVC double glazed frech doors to courtyard area, electric storage heater.

KITCHEN 2.44m x 1.52m (8'0" x 5'0")

Fitted with a matching range of base and eye level units with worktops over, stainless steel sink with drainer, integrated electric oven, 4 ring electric hob, tiled splash-back, space for fridge, space for freezer, coved ceiling, centre ceiling light, laminate flooring, UPVC double glazed window to side.

BEDROOM 4.27 x 2.46m (14'0" x 8'1")

UPVC double glszed window to rear, storage heater, fitted mirrored wardrobes.

BATHROOM

Three piece suite comprising of WC, vanity wash hand basin, panel bath with shower over and glass screen, tiled splash-back, carpet, electric towel radiator.

EXTERNAL

Small fairly private courtyard.

TENURE: Leasehold

COUNCIL TAX:

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS.
 DAWSONS TEL: 01792 646060



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Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.