



48 Maxime Court, Sketty, Swansea, SA2 9FB
Asking Price £89,950

Situated in an ideal location within the desirable area of Sketty this delightful, bright and well proportioned second floor retirement offers convenient living being within walking distance of local shops, amenities & a regular bus service. Comprising light and airy L shaped lounge/dining room, kitchen, double bedroom with built in wardrobes and shower room. Benefits include Upvc d/g, electric heating, sizeable built in airing cupboard offering extra storage space, attractive communal gardens, laundry and refuge rooms, communal lounge and car parking to front. No upward chain involved. EPC = C

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Communal Entrance

Enter via key or secure intercom system into communal entrance. Providing access to lift and staircase, spacious communal lounge with kitchen facilities, communal gardens, laundry and refuge room. The complex also offers a guest suite which can be booked for visitors.

Entrance

Enter via wood panelled door into:

Hallway

Coving, sizeable built in airing cupboard offering ample storage space, doors off to:

L Shape Lounge/Dining Room 5.972m (max) x5.972m (max) (19'7" (max) x 19'7" (max))

Light and airy lounge/diner with two Upvc double glazed windows to front enjoying an open outlook over Sketty, coving, set in coal effect electric fireplace with neutral hearth, backdrop and surround, storage heater, obscured glass panel double doors into:

Kitchen 2.318m (max) x2.181m (max) (7'7" (max) x 7'2" (max))

Fitted with a range of wooden wall and base units incorporating work-surface over, set in stainless steel sink and drainer, built in electric oven and grill, set in for ring electric hob with extractor hood over, ceramic wall tiles, coving, UPVC double glaze window to front enjoying a pleasant open outlook over Sketty, vinyl floor covering.

Bedroom 4.156(max) x2.792m (max) (13'8" (max) x 9'2" (max))

Pleasant double bedroom with a UPVC double glaze window to front, loft hatch, coving, built in double wardrobe, storage heater.

Shower Room 2.086m (max) x 1.650m (max) (6'10" (max) x 5'5" (max))

Three piece suite comprising low-level WC see, vanity unit wash handbasin, step in double shower cubicle with mixer shower over, coving, extractor fan, ceramic wall tiles, storage heater, vinyl floor covering.

External

Front

A variety of attractive shrubs, trees and bushes. Car parking on a first come first serve basis.

Communal Gardens

Attractive laid to lawn communal gardens with raised patio area, boasting an abundance of attractive mature shrubs, trees and bushes.

TENURE: Leasehold

COUNCIL TAX:

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299655

