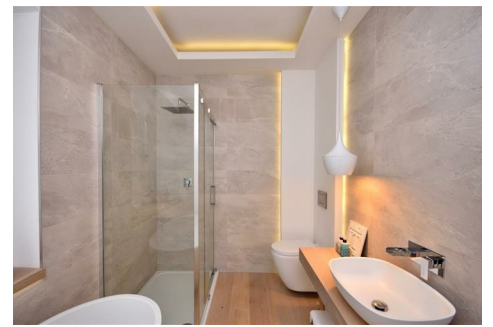




**SMITHS**  
SALES & LETTINGS



## **1 Rembrandt Court, Swansea, SA2 9FG** **Offers Over £250,000**

CONTEMPORARY REFURBISHED 2 BEDROOM MEWS HOUSE which is Grade II Listed, in REMBRANDT COURT, Sketty. Featuring BESPOKE CABINETRY, CHROME SOCKETS & SWITCHES and a BREATHTAKING MAIN EN-SUITE BATHROOM.

Comprising TWO DOUBLE BEDROOMS, TWO BATHROOMS, DOWNSTAIRS CLOAKROOM & OPEN PLAN LIVING ROOM/KITCHEN. This property is SIMPLY BEAUTIFUL, with a seamless blend of neutral decor, on-trend fixtures & soft furnishings which compliment perfectly the CATHEDRAL STYLE WINDOWS & TRADITIONAL EXTERNAL OUTLOOK.

This EXCLUSIVE DEVELOPMENT is FULL of PERIOD CHARM and is IMMACULATELY MAINTAINED with STUNNING GARDENS & PLENTY OF KERB APPEAL. With TWO ALLOCATED PARKING SPACES and the use of COMMUNAL GARDENS.

Call to view now! This beautiful home will not be available for long! Drone locational video available.

[www.smithshomes.com](http://www.smithshomes.com)

## Entrance

5'7" x 4'8" (1.72 x 1.43)



Entrance hallway featuring external front door, wood engineered flooring and further doors to the living area and WC.

## WC

3'10" x 3'2" (1.17 x 0.99)



Contemporary downstairs cloakroom featuring wood engineered flooring, radiator, window, sink & WC.

## Living Room

16'5" x 15'7" (5.01 x 4.76)



Stylish modern living space with wood engineered flooring, electric fireplace & surround, tall feature windows to the front of the property with custom blinds, radiator and bespoke fitted bookshelf - Open to the kitchen.

## Kitchen

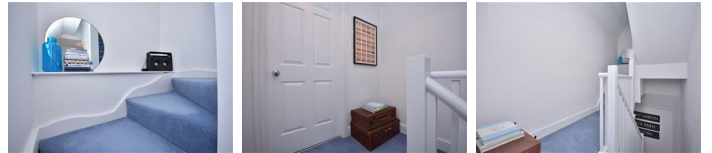
9'11" x 7'3" (3.04 x 2.23)



On-trend kitchen in anthracite gloss, well designed with a range of wall & base units, worktops & built in storage. Also with stainless steel sink, integral dishwasher, fridge freezer, wood engineered flooring, dual aspect windows, recessed spotlights and triple pendant feature lighting - Open to the living room.

## Landing

8'1" x 2'7" (2.47 x 0.81)



Comprising fitted carpet from the ground floor and further carpeted staircase to the 2nd floor.

## Bedroom One

14'3" x 12'4" (4.35 x 3.78)



One of two double bedroom with en-suite bathrooms. Featuring a combination of wood engineered flooring & thick woven carpet, built in wardrobes & cupboards, dual cathedral windows and dual radiators - with door to the en-suite.

## En-Suite Bathroom

9'10" x 6'7" (3.02 x 2.03)



Exquisite bathroom which would not be out of place in the most stylish of hotels! Beautifully crafted space with gorgeous cathedral windows, tall heated towel rail, stunning backlit ceiling & wall lighting, drop down pendant light, freestanding tub, double walk in shower, sink & WC.

### Upper Landing

3'7" x 2'10" (1.11 x 0.88)



Comprising Velux window, fitted carpet and door through to bedroom two.

### Bedroom Two

14'0" x 9'10" (4.27 x 3.01)



Second double bedroom with fitted carpet, eaves storage, radiator and cathedral style window - Open to the en-suite bathroom.

### En-Suite Bathroom Two

8'2" x 5'11" (2.49 x 1.81)



With fitted carpet, radiator, eaves storage, window to the rear aspect, bath, sink & WC.

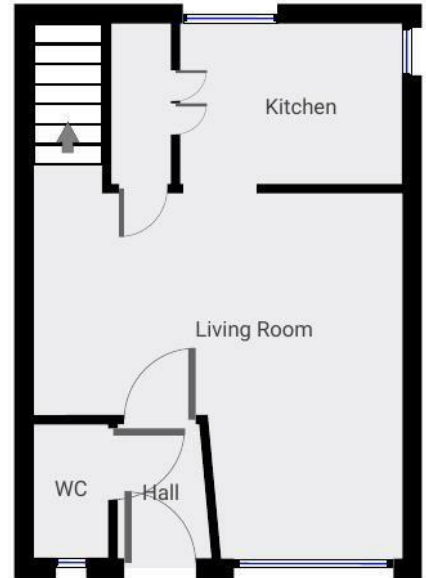
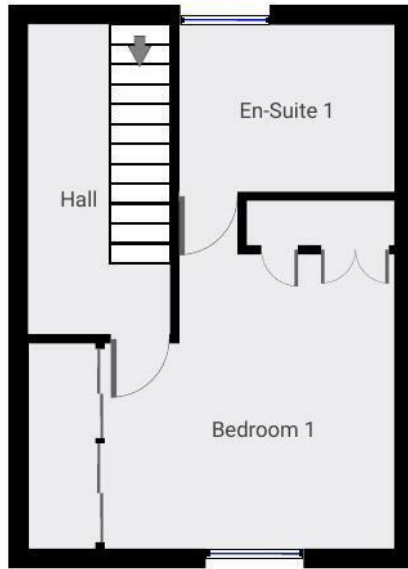
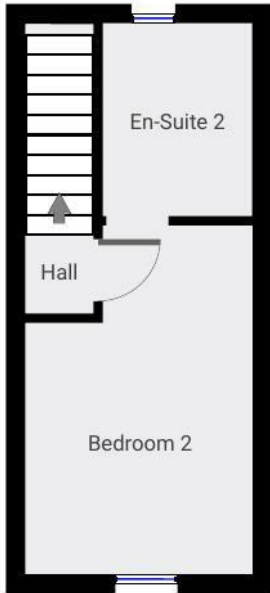
### External



The house is located in the prestigious Rembrandt Court

development in Sketty and features a gated front yard, two allocated parking spaces and use of a shared rear courtyard & the stunning communal gardens to the front of the main building. Set at the head of a quiet residential cul-de-sac, Rembrandt Court features a leafy backdrop with Singleton and Brynmill Parks in close proximity. The location is perfect for local amenities in Sketty & Uplands and also for Swansea University & Singleton Hospital.

# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN  
 T: 01792 465822 E: info@smithslettings.com



**SMITHS**  
 SALES & LETTINGS