



McCarthy & Stone  
RESALES



42 Birch Court Sway Road, Swansea, SA6 6HU  
Asking price £150,000 LEASEHOLD

For further details  
please call 0345 556 4104



## 42 Birch Court Sway Road, Swansea, SA6 6HU

Beautifully presented two-bedroom apartment occupying a lovely position within this Retirement development enjoying a very pleasant outlook.

### INTRODUCTION:

This is a really lovely Apartment occupying a quiet second floor position to the rear of the development with a very pleasant outlook towards mature hedgerow and trees. The apartment is presented in very good order and unlike some at Birch Court also also benefits from an allocated car space. The accommodation provides a good-sized living room with a Juliette balcony and pleasant outlook, quality 'shaker' styled kitchen with appliances, two excellent double bedrooms and a sparkling bathroom.

Managed by award-winning developers McCarthy & Stone since completion in late 2016 Birch Court occupies an excellent position within an easy walk of local facilities, including Bus routes for Swansea City centre, Doctors, Morriston Park and local shops, bars and restaurants. The convenience of Birch Court to all the excellent facilities means that there is every reason to dispense with a car and the general hassle of driving today. This lovely development has won a Housing for Older People Award 2019 and is specifically designed for those aged over 60 years who wish to live independently. The development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge which is the hub of social activities. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with mature trees. Further peace-of-mind is found in the service provided by our House Manager who will oversee the smooth running of the development. There is also a

24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge of £25 per night is made.

The quality of life is so important to living at Birch Court and it's a place where new friendships are easily made and to lead an enjoyable and fulfilled life; there are always plenty of regular activities to choose from including; coffee mornings, a seated yoga class, French for beginners, garden club, drawing club, seasonal and themed events and occasional excursions of interest. Whilst there is something for everyone there is certainly no obligation to join in and residents can participate or remain as private as they wish.

### HALLWAY:

Having a solid entrance door with spy-hole. Airing/boiler cupboard with shelving housing the hot water cylinder supplying domestic hot water. Emergency pull cord and intercom system. Panel heater. Door to living room

### LIVING ROOM:

A lovely room with a welcoming 'homely' feel. having a Double-glazed French door and side panel opens onto a Juliette balcony with a pleasant outlook to the mature trees and hedgerow beyond. 'Dimplex' panel heater, Security entry phone system that provides a verbal link to the main development entrance door. Emergency pull cord.

### KITCHEN:

Having a double-glazed window and space for a small breakfast table. With an excellent range of Soft Cream 'Shaker' style fitted units having attractive woodblock effect worktops and incorporating a stainless steel inset sink unit. Integrated under-oven with 4 ringed hob over, stainless steel chimney extractor hood. 'Dimplex' panel heater. Emergency pull cord. Tiled-effect vinyl flooring.

### BEDROOM ONE:

An excellent bright and cheery double bedroom with dual aspect double-glazed windows. 'Dimplex' panel heater, emergency pull cord, built-in wardrobe with hanging rail and shelving.

### BEDROOM TWO:

Another double bedroom with a double-glazed window. 'Dimplex' panel heater. Built-in double wardrobe, emergency pull cord.

### BATHROOM:

Modern white sanitary ware comprising; a close-coupled WC, pedestal wash-hand basin with mirror, strip light and shaver point over and panelled bath with overbath shower and glazed shower screen. Heated towel rail, emergency pull cord. Extensively tiled walls and vinyl flooring.

### LEASEHOLD

999 Years created in 2016  
Ground rent £495 p.a

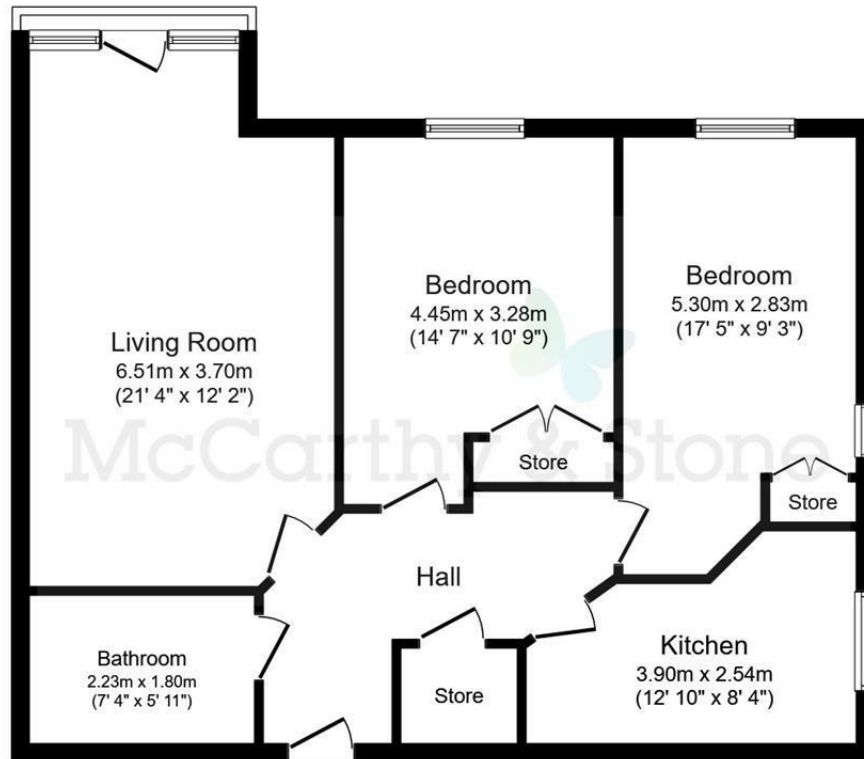
### CAR PARKING SPACE

This apartment comes with it's own car parking space (S).









**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>78</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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