



Apartment 17 Birch Court 44 Sway Road, Morriston, Swansea, SA6 6HU

Asking Price £105,000

A well presented first floor retirement apartment in Birch Court which has safe , secure and friendly surroundings, perfect for those looking for independent living in their retirement .

The accommodation comprises of a kitchen, lounge, two bedrooms and a bathroom. The property benefits from being within walking of Morriston high street, and bus routes and the has landscape gardens, lifts, laundry room, communal lounge and conservatory as well as an on site manager with 24 hour cctv.

Viewing is recommended EPC Rating - C.

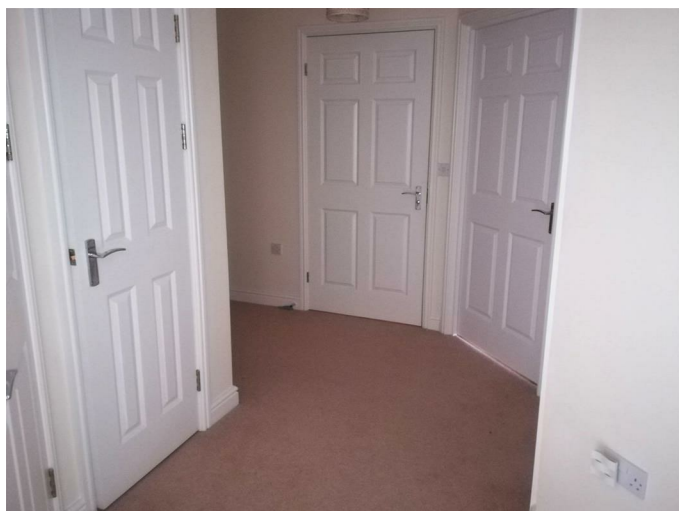
The Accommodation Comprises

Ground Floor

Entrance

Entry via wooden door to hall.

Hall



Carpeted, storage cupboard housing water heater tank.

Lounge 20'8" x 10'4" (6.30 x 3.16)



Double glazed door with Juliette balcony to rear, carpeted, electric heater.

Kitchen 5'10" x 13'0" (1.77 x 3.95)



A range of eye level and base units with worktop over, integrated electric oven and four ring electric hob with extractor fan over, inset stainless steel sink and drainer, electric heater.

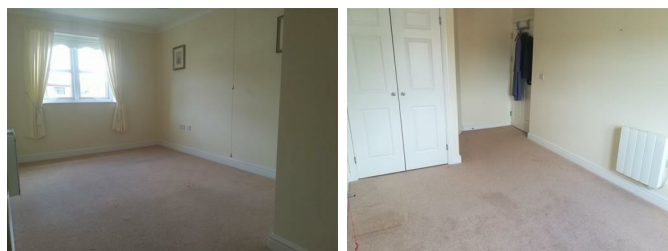
First Floor

Bedroom 1 14'7" x 9'2" (4.44 x 2.80)



Double glazed window to rear, carpeted, storage cupboard, electric heater.

Bedroom 2 15'11" x 9'11" (4.85 x 3.01)



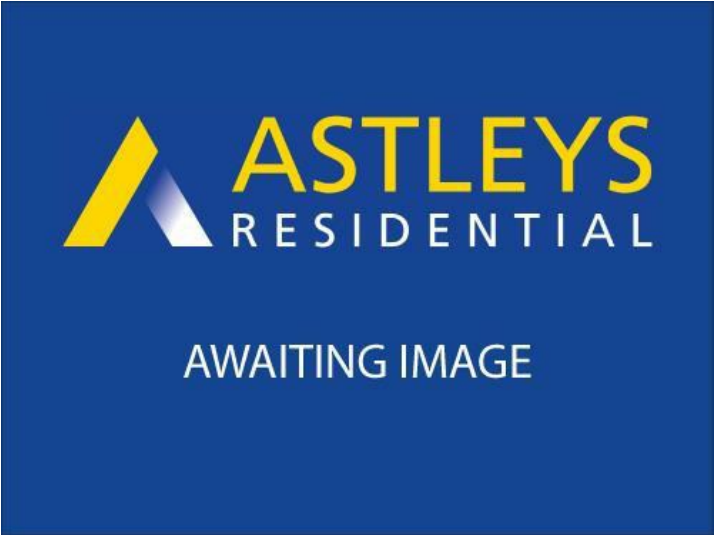
Double glazed window to rear, carpeted, storage cupboard, electric heater.

Bathroom 5'10" x 7'8" (1.79 x 2.33)



Three piece suite comprising of pedestal wash hand basin, WC, walk in shower. electric towel rail.

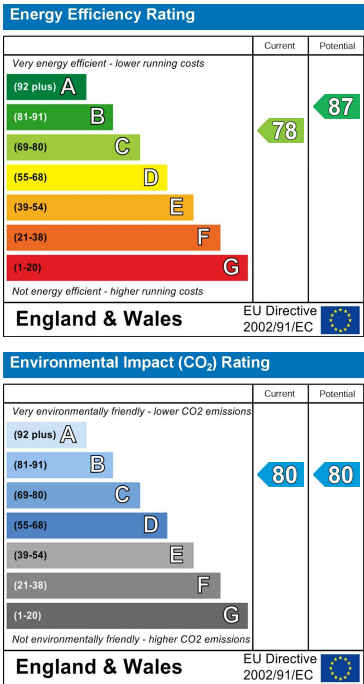
Floor Plan



Area Map



Energy Efficiency Graph



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