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14 SARLOU COURT, UPLANDS, SWANSEA,
ASKING PRICE £129,950



Rare opportunity to acquire this beautifully maintained and surprisingly spacious ground floor apartment ideally situated within the popular area of Uplands. This wonderful property offers a great modern and bright feel throughout. It comprises hallway, lounge/ dining room, kitchen, two bedrooms, en-suite and bathroom. Benefits include Upvc double glazing, gas central heating, ample built in storage facilities, well kept communal areas & allocated parking space. It offers easy access to local amenities, Uplands, Brynmill Park, Sketty, regular bus routes and doctors surgery. Viewing advised to admire this property's immaculate condition, spacious layout & ideal location. EPC - C

ENTRANCE

Communal entrance door into communal hallway with solid wooden door into:-

HALLWAY

Coving, radiator, wood effect laminate flooring, doors off to:-

BEDROOM 2 3.36m x 2.09m (11'0" x 6'10")

UPVC double glazed window to rear, coving, L-shaped built in wardrobes, radiator, wood effect laminate flooring.

BEDROOM 1 3.75m x 2.96m (12'4" x 9'9")

UPVC double glazed window to front, coving, radiator, wood effect laminate flooring, door into:-

EN SUITE 1.58m x 1.19m (5'2" x 3'11")

Fitted with a white three-piece suite comprising low-level WC, wash hand basin with vanity cupboard, shower cubicle with overhead electric shower, uPVC double glazed obscure glass window to side, splash back wall tiles, towel radiator, tiled flooring.

BATHROOM 3.33m x 1.58m (10'11" x 5'2")

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, panel bath with hand held stainless steel shower head, uPVC double glazed obscured glass window to rear,

coving, splash back wall tiles, built in storage cupboard with plumbing for washing machine and shelving, radiator, tiled flooring.

LOUNGE 6.39m x 3.59m (21'0" x 11'9")

UPVC double glazed boxed bay window to front, coving, radiator, wood effect laminate flooring, door into:-

KITCHEN 3.34m x 2.80m (10'11" x 9'2")

Fitted with a range of modern cream wall and base units with wood effect work surface over, set in 1½ stainless steel sink and drainer with spring tap over, integrated electric oven with four ring gas hob and extractor hood over, space for tall standing fridge freezer and tumble dryer, plumbed for dishwasher, wall mounted gas Combi boiler, built in large storage cupboard, coving, uPVC double glazed window to rear, splash back wall tiles, radiator, tiled flooring.

EXTERNAL

Communal gardens & Allocated parking space with additional visitor parking.

N.B.

LEASE:- 69years remaining Vendor is in process of extending the lease
£800pa Maintenance £60pa Ground Rent

TENURE: Leasehold

Can be extended

COUNCIL TAX: C

EPC RATING: C

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