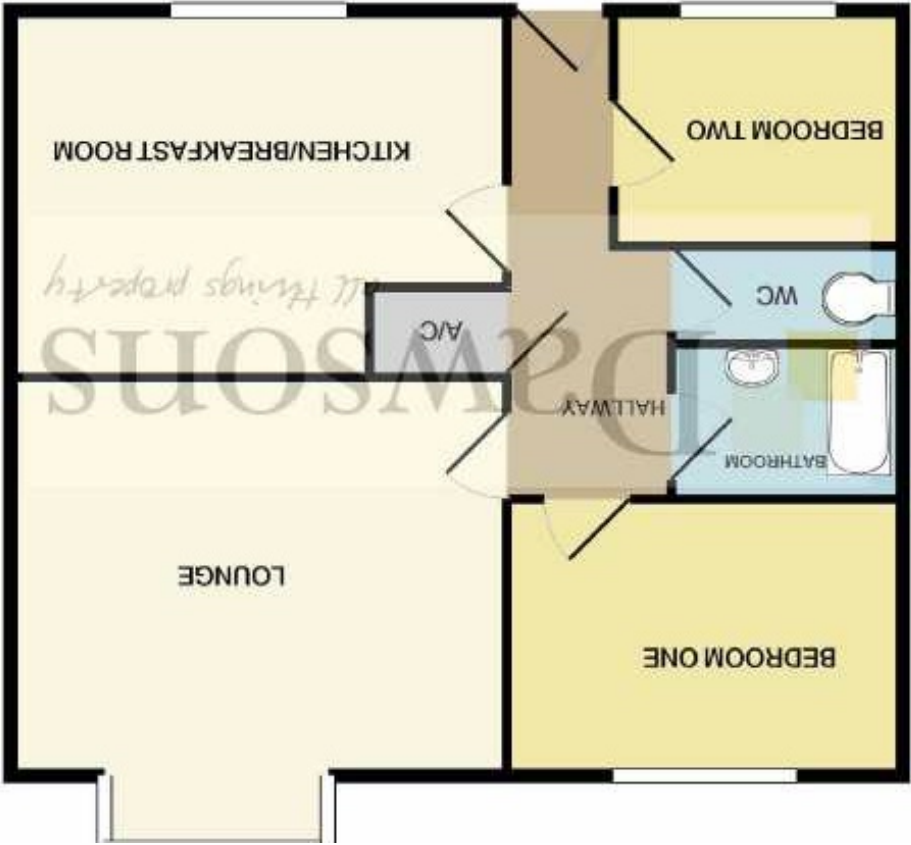




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Measurements are made to the nearest millimetre. This plan is for information only and should not be used as a basis for any decision.



14 RUNNYMEDE, SKETTY, SWANSEA, SA2 0QF  
ASKING PRICE £85,000





**OVER 55'S RETIREMENT APARTMENT - 70/30 split ownership** with Coastal housing. Offering a good location within the desirable area of Sketty this well proportioned retirement apartment offers convenient living being within easy access of Sketty Cross, Uplands, Singleton hospital & Singleton & Cwmdonkin parks. Comprising kitchen/breakfast room, lounge, two bedrooms, bathroom and WC. Property includes gas c/h, single glazed aluminium windows and partial sea views from lounge. Offering communal parking & pleasant attractive communal gardens with an abundance of mature shrubs, trees & bushes. No upward chain involved. EPC - tbc

#### **Communal Entrance**

The Runnymede complex can be accessed via Parc Wern Road with steps leading down to main entrance or via Glanmor Park road to rear through Long Oaks Court. Steps and lift access available.

#### **Entrance**

Enter via glass panel door into:

#### **Hallway**

Coving, built in airing cupboard, radiator, doors off to:

#### **Kitchen/breakfast room 3.965m x 3.822m (13'0" x 12'6")**

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer, gas and electric cooker points, coving, single glazed aluminium window to front, ceramic wall tiles, radiator, vinyl floor covering.

#### **Lounge 6.563m x 3.979m (21'6" x 13'1")**

Single glazed aluminium bay window to rear enjoying a pleasant leafy outlook and some beautiful partial sea views to side, coving, feature ornate wood fire surround with hearth and backdrop, three radiators.

#### **Bedroom One 4.048m x 3.936m (13'3" x 12'11")**

Single aluminium glazed window to rear enjoying a pleasant leafy

green outlook, fitted bedroom suite, radiator.

#### **Bedroom Two 2.854m x 2.719m (9'4" x 8'11")**

Single glazed aluminium window to rear, fitted storage unit, radiator.

#### **Bathroom 2.239m x 1.657m (7'4" x 5'5")**

Two piece suite comprising panelled bath, pedestal wash hand basin, coving, extractor fan, ceramic wall tiles, radiator, vinyl floor covering.

#### **WC 1.640m x 0.867m (5'5" x 2'10")**

Low level WC, coving, vinyl floor covering.

#### **External**

#### **Communal Gardens**

Offering attractive communal gardens with laid to lawn areas and an abundance of mature, shrubs, trees and bushes and washing line facilities to rear.

**TENURE:** Leasehold

**COUNCIL TAX:** B

**EPC RATING:**

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