



15 Pine Tree Court, Sketty SA2 9AF

Offers in the region of £179,950

Two/Three Bedroom Maisonette
Integral Garage
Security Entrance System
Sought After Location
No Chain
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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LD/RO/79468/091220

DESCRIPTION

A three bedroom maisonette conveniently situated just off Sketty Park Road, ideally located within walking distance of all the local shops and amenities Sketty has to offer, as well as Singleton Hospital and Swansea University. The local parks at Singleton and Cwmdonkin are easily accessible and the many beaches and coastal works of South Gower are just a short drive away.

The property is situated in a modern purpose built block and benefits from spacious and flexible accommodation arranged over two floors, with two bathrooms, a security entrance system, well maintained communal gardens and an integral garage.

In our opinion this property would suit a number of buyers from first time purchasers, those looking to downsize, potential buyers looking for a holiday home or investment buyers alike.

There is no chain with this property. EPC Rating D.

ENTRANCE

Entered via security entrance system.

HALLWAY

Entered via hardwood front door, large storage cupboard. Stairs leading to lower ground floor. Doors to;

LOUNGE

16'9 x 12'3 (5.11m x 3.73m)
A lovely bright and spacious lounge with double glazed window to rear and large double glazed square bay window. Feature fireplace with marble effect surround and hearth housing electric fire, ceiling coving, door to;

KITCHEN

10'4 x 7'8 (3.15m x 2.34m)
Fitted with a range of wall and base units with co-ordinating work surfaces. Four ring gas hob, eye level double oven, plumbing for washing machine and space for fridge. Tiled splashbacks, ceiling coving and double glazed window to front.

BEDROOM 3/DINING ROOM

10' x 9'8 (3.05m x 2.95m)
Currently used as a bedroom although this room could also be used as a dining room/playroom etc. Ceiling coving, double glazed window to rear.

BATHROOM

6'7 x 6'1 (2.01m x 1.85m)
Three piece suite comprising panel bath with shower over, wash hand basin and w.c. Fully tiled walls, double glazed window to front.

LOWER GROUND FLOOR LANDING

Double glazed window, door leading to the integral garage, understairs storage, doors to;

BEDROOM 1

10'1 x 9'7 extending to 12'7 (3.07m x 2.92m extending to)
Fitted with a range of bedroom furniture including wardrobes and drawer unit. Ceiling coving, double glazed window to rear.

BEDROOM 2

9'6 x 7'8 (2.90m x 2.34m)
Ceiling coving, double glazed window to rear.

SHOWER ROOM

6'7 x 6'1 (2.01m x 1.85m)
Three piece suite comprising shower cubicle, wash hand basin and w.c. Fully tiled walls, double glazed window to front.

EXTERNALLY

There are communal gardens which are very well maintained with mature plants and shrubs and a patio area. The integral garage is accessed to the rear of the property where there is also visitor parking. External storage.

SERVICES

Mains services are connected.

LEASE DETAILS

965 years remaining.
Ground Rent £100 per annum. Service Charge £779.40 per annum which includes buildings insurance. Please note pets are not allowed.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Sketty proceed to the traffic lights and turn left onto Dillwyn Road. At the next set of traffic lights turn right onto Sketty Park Road and take the first left turning into Pine Tree Court. Visitor parking is located to the rear.