

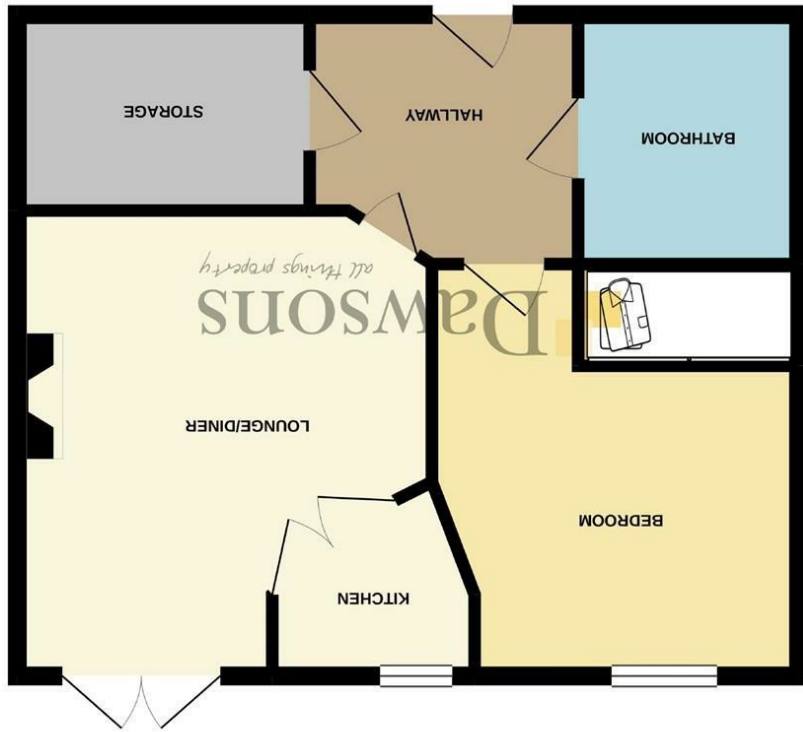
EPC



AREA MAP

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GROUND FLOOR

FLOOR PLAN



**30 Cwrt Hywel**  
 Gorseinon, Swansea, SA4 4NW  
**Offers In The Region Of £85,000**



## GENERAL INFORMATION

An opportunity to purchase this lovely one bedroom, first floor apartment in the popular McCarthy & Stone complex, Cwrt Hywel. Located in Gorseinon the property offers easy access to local amenities, shops, library and transport links. Cwrt Hywel provides ideal living accommodation within a retirement development, for those aged 60 and over, with the benefit of a dedicated house manager present during office hours and an additional 24 hour care line provided. The accommodation comprises, entrance hallway, storage cupboard, lounge, kitchen, shower room and double bedroom. Communal areas include lounge, laundry area, recycling centre and guest suite with lift and stairs to all floors. Ideal purchase for those wishing to live in a dedicated complex with the peace of mind of security and opportunities for social interaction. EPC-B

## FULL DESCRIPTION

### Ground Floor

The complex is entered via a key accessed door leading to communal reception area and lounge. The property is situated on the first floor which can be reached via lift or stairs.

### First Floor

#### Entrance Hallway

The apartment is entered via a composite door. Fitted carpet. Door into a good sized storage cupboard. Doors providing access to the lounge, bedroom and shower room.



### Lounge

19'8" x 10'10" max (6.00 x 3.29 max)

UPVC double glazed window to the rear. Electric fire with feature surround. Wall mounted electric heater. Fitted carpet. Double glass panel doors into:

### Kitchen

7'7" max x 10'4" max (2.32 max x 3.14 max)

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over. Inset stainless steel sink unit with drainer with mixer tap. Integrated four ring electric hob with extractor over. Built in oven and grill. Space for a fridge. Space for a freezer. Partly tiled walls vinyl flooring. UPVC double glazed window to the rear.

### Bedroom

15'11" max x 9'2" max (4.85 max x 2.80 max)

UPVC double glazed window to the rear. Fitted wardrobe. Wall mounted electric heater. Fitted carpet.

### Shower Room

Three piece suite comprising closed coupled WC, wash hand basin set into a vanity unit and step in shower cubicle. 'S' shaped heated towel rail. Extractor fan. Tiled walls. Floor partly tiled and partly carpeted.

### Externally

Communal parking and landscaped gardens.

### Guest Suite

This is available for guests to book with the house manager. As a McCarthy & Stone apartment owner, the guest suites at McCarthy & Stone complexes

throughout the country are available to you to book, subject to availability. The house manager can arrange this.