



23 Cwrt Hywel

Gorseinon, Swansea, SA4 4NW

Offers In The Region Of £89,950



Opportunity to acquire a first floor, one double bedroom apartment in the popular McCarthy & Stone complex, Cwrt Hywel. Conveniently located in central Gorseinon with easy access to local amenities, shops, library and bus station; 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. This first floor apartment has living space that comprises, an entrance hallway, storage cupboard, bathroom, double bedroom, lounge/diner and fitted kitchen. 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 and is positioned to the rear of the building.

Entrance Hallway

The apartment is accessed via a composite door. Coved plain plastered ceiling. Wall mounted 24 hour care-line system and security entry system. Fitted carpet. Door into spacious storage cupboard housing water tank with coved plain plastered ceiling, mains lighting and fitted carpet. Doors lead off to the bathroom, bedroom and lounge.

Bathroom

Three piece white suite comprising low level dual flush WC, panelled bath with shower over, glass screen, bath aid, handrail and vanity unit with inset wash basin. Wall mounted electric heater and extractor fan. Wall mounted heated towel rail. Fully tiled walls with decorative border. Fitted carpet.

Bedroom

15'9" max x 9'3" max (4.80 max x 2.81 max)

UPVC double glazed window to rear. Storage heater. Built in double wardrobe with folding mirrored doors. Fitted carpet.

Lounge/Diner

19'2" max x 10'10" max (5.83 max x 3.29 max)

Large uPVC double glazed window to the rear. Storage heater. Feature focal electric coal effect fireplace with surround. Fitted carpet. Single glazed wooden double doors leading to;

Kitchen

Fitted with a range of wall and base units together with pull out drawer and complementary work surfaces over. Built in eye level Electrolux electric oven, inset AEG electric four ring hob with AEG extractor hood over. Under counter integrated fridge and integrated freezer. Inset single bowl stainless steel sink unit with drainer and mixer tap. Wall mounted heater. Tiled splash back. UPVC double glazed window to rear. Vinyl flooring.

External

Communal parking area 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. Your House Manager can arrange this.

Service Charge

A service charge is payable by all residents. It covers the costs of items such as staff costs, emergency call system, external maintenance and redecoration of communal areas within the building, garden maintenance and building insurance. Ground rent: £212.50 per half yearly. Service charge: 1181.05 per half yearly (figures are correct, as advised, at the given time).

PLEASE NOTE

Age restrictions apply.

AREA MAP

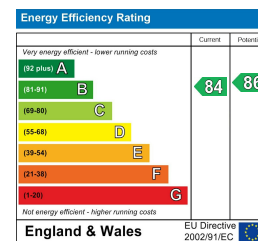


FLOOR PLANS

GROUND FLOOR



EPC



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