



## 120 Home Gower House, St. Helens Road, Swansea, SA1 4DN

**£59,950**

A one bedroom retirement apartment at Home Gower House. The apartment comprises of an entrance hall, lounge, kitchen, bedroom and a shower room.

The benefits of Home Gower house include; resident management staff, lift, communal lounge, garden, laundry, guest facilities and weekly social activities along with residents and visitors parking.

Conveniently located very close to Swansea City Centre with a bus stop taking you to Mumbles or the City Centre.

It is a condition of purchase that residents are over the age of 60 years or in the case of a couple, one must be over 60 years. EPC RATING - E.

## The Accommodation Comprises

### Hallway

Entered via door from communal hall, storage cupboard with hot water tank.

### Lounge 15'5" x 10'8" (4.70m x 3.24m)



Double glazed window, fireplace, electric storage heater, open to kitchen.

### Kitchen 5'4" x 7'4" (1.63m x 2.24m)



Wall and base units with worktop over, integrated electric oven and hob with extractor over, sink with drainer, tiled splashback, space for fridge/freezer.

### Bedroom 12'2" x 8'8" (3.70m x 2.64m)



Double glazed window, fitted wardrobe, electric storage heater.

### Bathroom



A three piece suite comprising; low level w/c, shower cubicle and wash hand basin with vanity unit. Part tiled walls, non slip flooring.

### Communal Lounge



### Communal Gardens



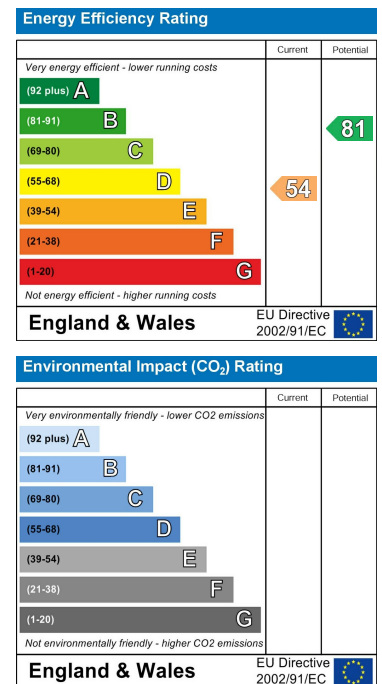
## Floor Plan



## Area Map



## Energy Efficiency Graph



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