

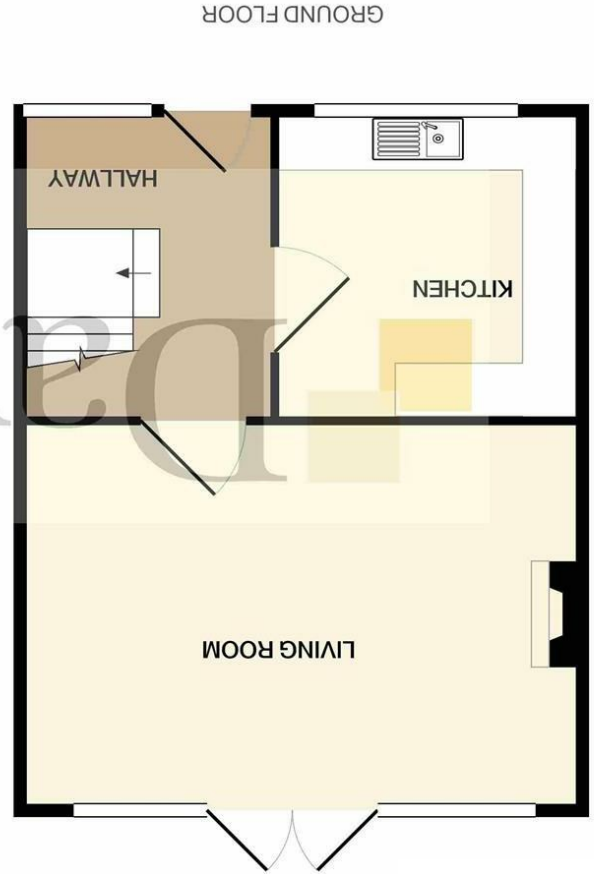
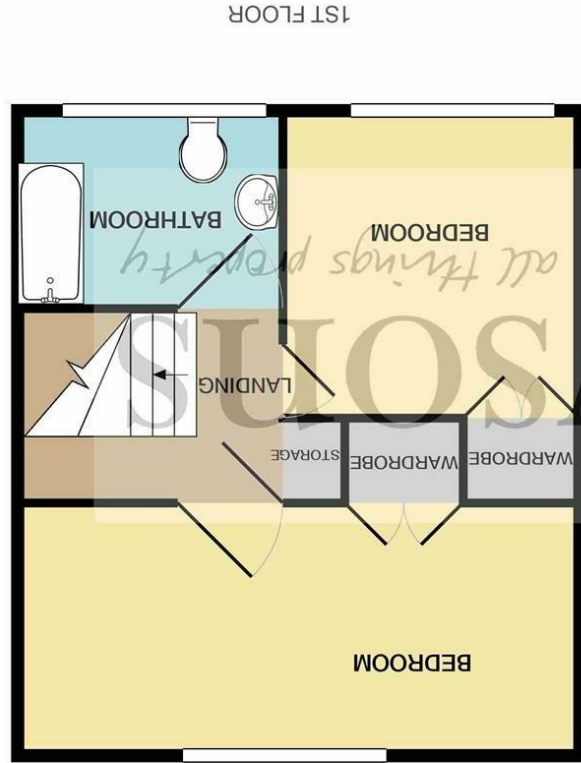
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EPC



AREA MAP



FLOOR PLAN



14 Glan Yr Afon Court
 Sketty, Swansea, SA2 9JB
 Asking Price £145,000



GENERAL INFORMATION

Ground floor maisonette apartment located in a popular residential area within Tycoch. This lovely apartment is in great condition and has been decorated and newly carpeted throughout. It comprises its own entrance door, welcoming hallway, kitchen and lounge/diner to ground floor with two bedrooms & bathroom to first floor. Benefits include Upvc double glazing, gas central heating, built in storage facilities & allocated parking space. It offers easy access to local amenities at Tycoch Square, Singleton Hospital & Park, Swansea Uni & the Sea Front along with it being a short walk away from Olchfa Comprehensive & Sketty Primary. Viewing recommended to appreciate this properties spacious layout, great location and modern decorative appearance. EPC - C



FULL DESCRIPTION

Entrance

Enter via double glazed stain glass door into:-

Hallway

Single glazed obscure glass window to rear, staircase to first floor, built in under stair storage, radiator, wood effect flooring, doors off to:-

Kitchen

12'5" x 8'8" (3.79 x 2.65)

Fitted with a range of wall & base units with work surface over, set in stainless steel sink & drainer, four ring gas hob, integrated electric oven, wall mounted gas boiler, turnstile storage tower, UPVC double glaze window to rear, plumbed for washing machine, space for tumble dryer & tall standing fridge/freezer, splashback wall tiles, radiator, tiled flooring



Lounge/Diner

14'11" x 14'2" (4.57 x 4.34)

UPVC double glazed door to front with two large UPVC double glazed windows either side, feature fireplace with marble effect hearth, backdrop and decorative surround, radiator, wood effect flooring

FIRST FLOOR

Landing

Built in storage cupboard, doors off to:-

Bedroom One

14'11" x 11'10" (4.56 x 3.63)

UPVC double glazed window to front, coving, built-in wardrobes, radiator

Bedroom Two

12'0" x 8'7" (3.68 x 2.64)

UPVC double glazed window to rear, built-in wardrobes, radiator

Bathroom

5'11" x 5'10" (1.81 x 1.79)

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with overhead stainless steel shower, UPVC double glazed obscure glass window to rear, splashback wall tiles, towel radiator, tiled flooring

EXTERNAL

Allocated parking space to the front.

N.B.

Leasehold: 132 years remaining
Maintenance: £600pa
Insurance: £200pa
Ground Rent: £15pa
Management Company: Leeders