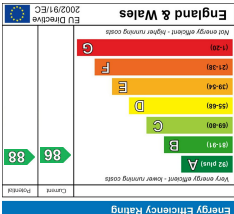


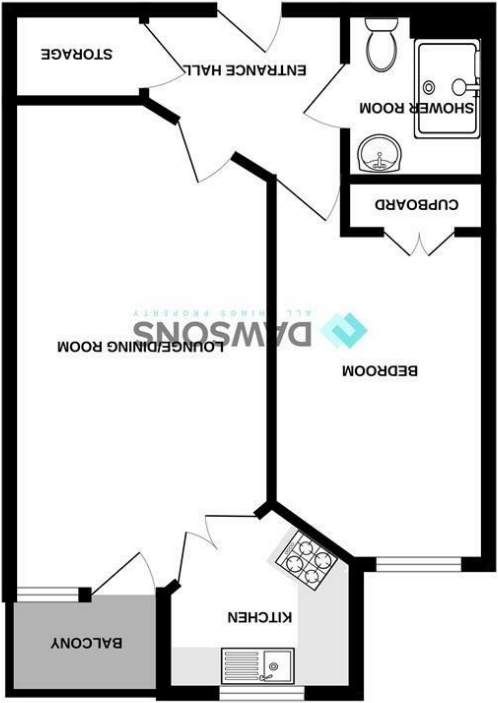


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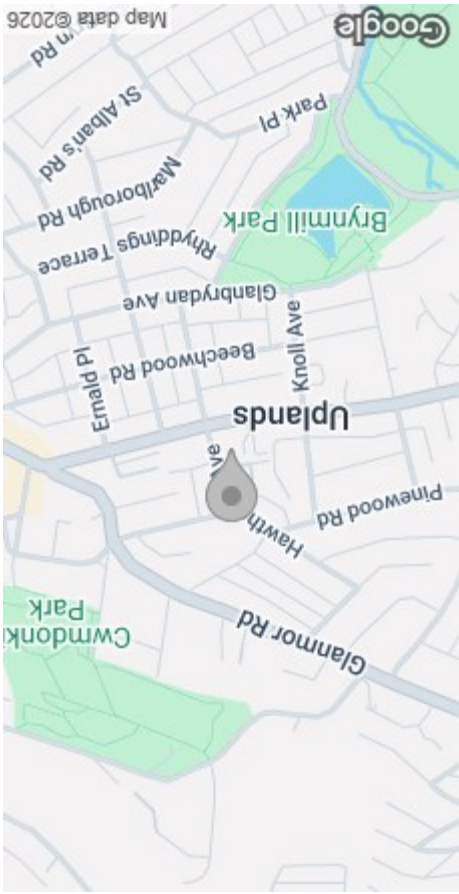


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While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, room and plot area are approximate and should be used as a guide only. All figures are given as an indication only and should not be relied upon for any purpose. The figures are given as an indication only and should not be relied upon for any purpose. The figures are given as an indication only and should not be relied upon for any purpose.



FLOOR PLAN



AREA MAP



11 Pantygydr Court, Sketty Road
, Swansea, SA2 0AW
Asking Price £90,000



GENERAL INFORMATION

Situated within the popular McCarthy & Stone retirement development of Pantygwydr Court, this delightful one-bedroom first-floor apartment offers comfortable and convenient living, exclusively designed for the over 60s.

Ideally positioned for everything Uplands has to offer, residents can enjoy a wide selection of shops, cafés and everyday amenities close at hand. A bus stop is conveniently located directly outside the development, while beautiful Brynmill Park is within walking distance.

The apartment comprises a welcoming entrance hallway, spacious lounge/dining room with access onto a private balcony enjoying partial sea views, fitted kitchen, double bedroom and bathroom.

Pantygwydr Court offers an excellent range of facilities designed to provide both independence and peace of mind. These include a secure entry system, double glazing and emergency pull cords within the apartment. Residents also have access to a welcoming communal lounge, beautifully maintained communal gardens, laundry room, communal refuse area and residential and visitor parking. A guest suite is also available to book for visiting family and friends.

Offering an excellent opportunity for those looking to downsize while retaining their independence and becoming part of a welcoming development, this lovely apartment combines a convenient location with excellent communal facilities.

Early viewing is highly recommended to fully appreciate the apartment, its balcony and the lifestyle Pantygwydr Court has to offer.

FULL DESCRIPTION

COMMUNAL ENTRANCE

Accessed via a security buzzer system or key. Here you can find the communal lounge, guest suite, laundry room, refuse room and also the duty managers office. Continue down the corridor and turn left, the lift is located on the left hand side and takes you up to the first floor.

FIRST FLOOR

ENTRANCE HALLWAY

LOUNGE/DINING ROOM
19'1" x 10'1" (5.84m x 3.09m)

BALCONY
5'11" x 3'9" (1.82m x 1.16m)



KITCHEN
7'5" x 7'4" max (2.27m x 2.24m max)

BEDROOM
14'11" x 8'4" (4.55m x 2.56m)

SHOWER ROOM
6'7 x 5'7 (2.01m x 1.70m)

EXTERNAL
There are well maintained communal gardens with an abundance of mature trees and shrubbery, and a patio seating area. Resident and visitor parking.

TENURE
LEASEHOLD - 99 years from 1978, 43 years remaining approx.
GROUND RENT: £425.00 per annum
SERVICE CHARGE: £3,163.55 per annum

COUNCIL TAX BANDING
D

EPC RATING
B

SERVICES
Mains electrics. Mains sewerage. Mains water - billed. Mobile phone and Broadband can be found via Ofcom Checker.

