22 Pine Tree Court

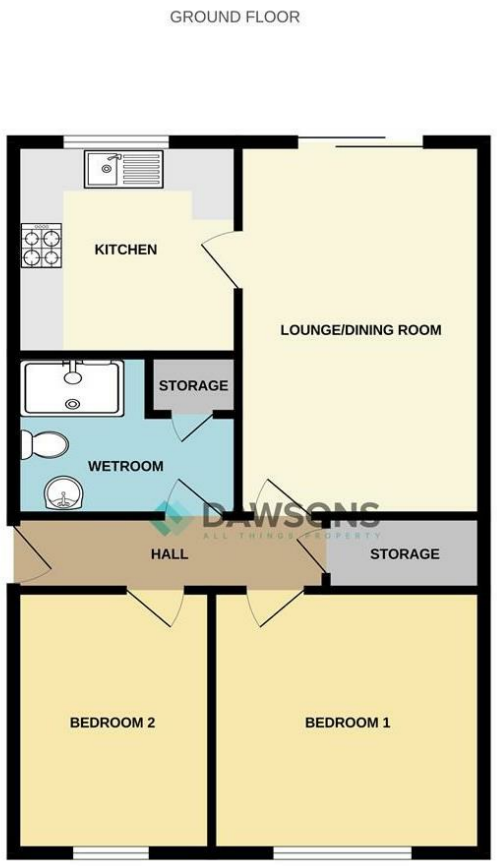
Sketty, Swansea, SA2 9AF

Asking Price £155,000

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FLOOR PLAN

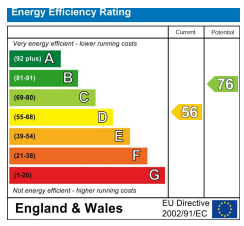


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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W **dawsonsproperty.co.uk**

GENERAL INFORMATION

NOT AGE RESTRICTED & SHARE OF THE FREEHOLD - Dawsons are delighted to present this ground-floor apartment, ideally situated in a highly sought-after residential area of Sketty. The accommodation comprises an entrance hallway, spacious lounge/diner, modern fitted kitchen, two well-proportioned bedrooms, and a convenient wet room.

Additional benefits include gas central heating, generous built-in storage, communal gardens, an allocated parking space, and visitor bays.

The property enjoys excellent access to local amenities at Sketty Cross, as well as Singleton Hospital, Singleton Park, Swansea University, and the seafront. It is also within walking distance of Olchfa Comprehensive School and Sketty Primary School, making it an attractive option for a range of buyers.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

LOUNGE/DINING ROOM
16'2" x 7'3" (4.94 x 2.21)

KITCHEN
9'8" x 9'0" (2.95 x 2.75)

BEDROOM 1
10'7" x 9'4" (3.23 x 2.87)

BEDROOM 2
12'2" x 6'2" (3.71 x 1.88)

WETROOM

STORAGE CUPBORD

EXTERNAL
Communal gardens





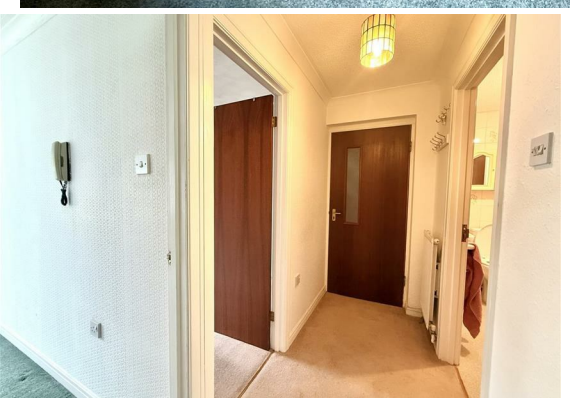
















PARKING
Allocated parking space for flat 22 and visitor parking bays

TENURE
Share of freehold
All 24 flats share the freehold
Ground rent - £80 p.a fixed
Service charge - £750 p.a reviewed yearly
Service charge includes:
Buildings insurance
Gardening
window cleaning
general maintenance
Management company - CLC Estates

EPC
D

COUNCIL TAX
D

SERVICES
Mains gas, electric, water (metered) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.