Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Lon Mefus
Sketty
Swansea
City And County of Swansea

£129,995











- First floor three bedroom flat
- Located in the sought-after area of Sketty
- Generous sized rooms
- Sea views

Ref: PRM12438

Viewing Instructions: Strictly By Appointment Only

General Description

A first-floor, spacious three-bedroom apartment with sea views in the desirable area of Sketty, complete with an additional study, off road parking and a garage. Offering generous room sizes and a practical layout, this property is ideal for anyone looking to put their own stamp on a home. Close to local shops, city centre, coastline, Singleton Hospital and Swansea University. Sold with no chain.

Accommodation

1st Floor Flat

Kitchen/Dining Room (17' 11" Max x 9' 11" Max) or (5.47m Max x 3.02m Max)

Frosted uPVC front door, uPVC double glazed window to rear and side, range of wall and basin units, stainless steel sink, plumbing for washing machine, vinyl flooring, radiator.

Living Room (13' 0" Max x 12' 2" Max) or (3.95m Max x 3.70m Max)

uPVC double glazed bay window to rear, gas fireplace, storage cupboard with wall mounted combi boiler, carpeted flooring, radiator.

Hall (17' 5" Max x 3' 0" Max) or (5.30m Max x 0.92m Max)

Carpeted flooring.

Bedroom 2 (12' 10" Max x 8' 6" Max) or (3.92m Max x 2.58m Max)

uPVC double glazed window to rear, carpeted flooring, radiator.

Bedroom 1 (13' 3" Max x 10' 9" Max) or (4.04m Max x 3.28m Max)

uPVC double glazed bay window to side, uPVC double glazed window to rear, carpeted flooring, radiator.

Study (8' 5" Max x 6' 8" Max) or (2.57m Max x 2.03m Max)

uPVC double glazed window to side, built in clothes rail, carpeted flooring, radiator.

Cloak/Storage Area (3' 6" Max x 3' 7" Max) or (1.07m Max x 1.09m Max)

uPVC double glazed window to front, carpeted flooring.

Bedroom 3 (13' 3" Max x 6' 11" Max) or (4.04m Max x 2.11m Max)

uPVC double glazed window to front, carpeted flooring, radiator.

Bathroom (7' 10" Max x 6' 6" Max) or (2.40m Max x 1.99m Max)

uPVC frosted double glazed window to front, bathroom suite which includes panel bath with shower above, shower screen, low level wc, wash hand basin, part tiled walls, vinyl flooring.

EXTERNALLY

Garage (16' 3" Max x 8' 8" Max) or (4.96m Max x 2.63m Max)

uPVC door to side, up and over garage door, electric supply.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

We are informed that the tenure is Leasehold

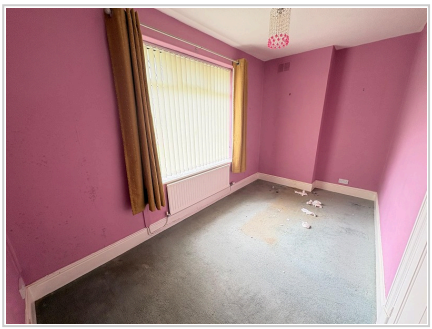
Council Tax

Band C



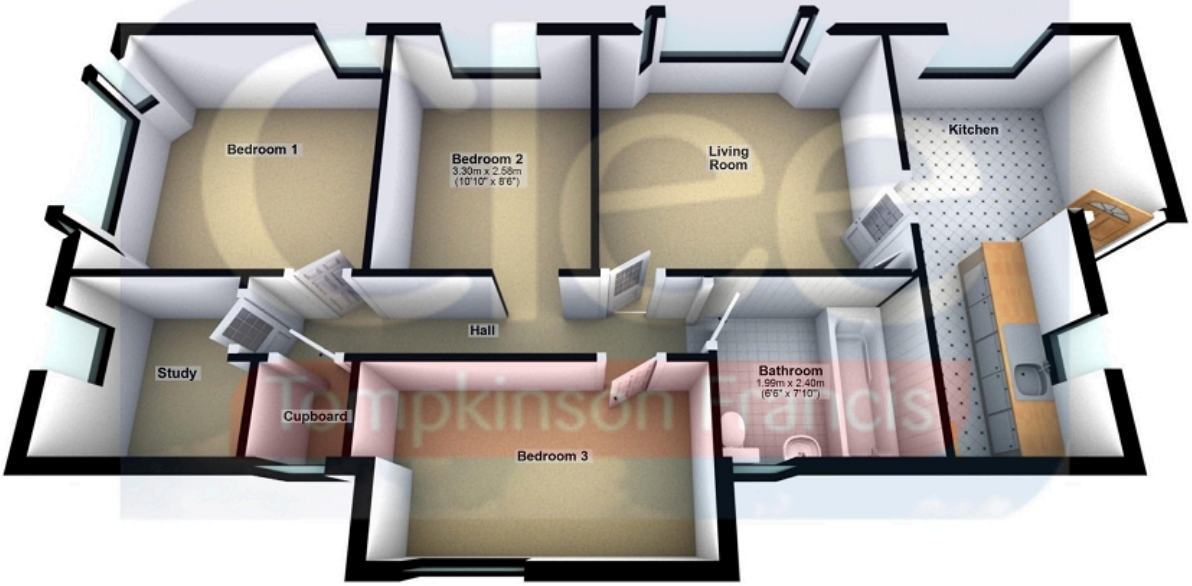






Ground Floor



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