

## 7 Pantygydr Court, 5 Sketty Road, Swansea, SA2 0AW

**£95,000**

This well-presented one-bedroom retirement apartment is on the first floor, located between the popular areas of Sketty and Uplands. It is conveniently within walking distance of local amenities, including shops, restaurants, a doctor's surgery, and Brynmill Park, with great transport links to Swansea City Centre, Sketty, and Uplands. The accommodation includes a hall, lounge/diner with a Juliet balcony, kitchen, bedroom and bathroom. The property has a number of benefits, such as a communal lounge, laundry facilities, guest facilities and parking for residents and visitors.

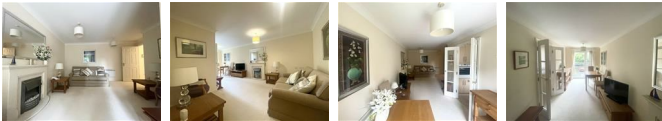
## The Accommodation Comprises

### Hall



The entrance hall welcomes you with a fitted carpet, creating a warm and inviting atmosphere as you enter through the front door.

### Lounge/Diner 19'2" x 17'1" (5.85m x 5.20m)



The lounge/dining room features a double glazed window and door leading to a Juliet balcony, allowing plenty of natural light to fill the space. It includes an electric fire with a marble surround, providing a cosy focal point. The room is carpeted and has a storage heater for added warmth and comfort.

### Kitchen 9'0" x 4'7" (2.75m x 1.39m)



The kitchen is fitted with a matching range of wall and base units, offering ample worktop space. It includes a

1+1/2 bowl stainless steel sink unit, a built-in fridge/freezer, and a cooker with an electric hob and extractor hood. A double glazed window brings in natural light and the vinyl flooring ensures easy maintenance.

### Bedroom 1 14'3" x 8'9" (4.34m x 2.67m)



The bedroom features a double glazed window, a mirrored fitted wardrobe, carpeted flooring and a storage heater for warmth and comfort.

### Bathroom



The bathroom is fitted with a three-piece suite, including a bath with an overhead shower, a wash hand basin and a WC. It features tiled walls, vinyl flooring, and a heated towel rail for added comfort.

### Communal Lounge



Residents lounge.

### Communal Laundry Room



Residents laundry room.

### Communal Gardens



Residents garden with patio seating area.

### External



The property boasts beautifully maintained communal gardens, featuring a patio seating area perfect for relaxation. Additionally, there is convenient parking available for residents and visitors.

### Tenure

Council Tax - D (2022/2023 - £1782.44 MIN)

Leasehold

110 Years

From Feb 2008 - Feb 2133

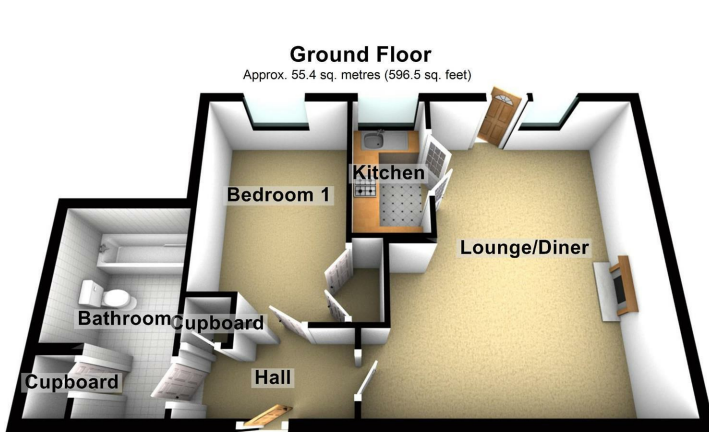
Ground Rent

£212.50 Every 6 months

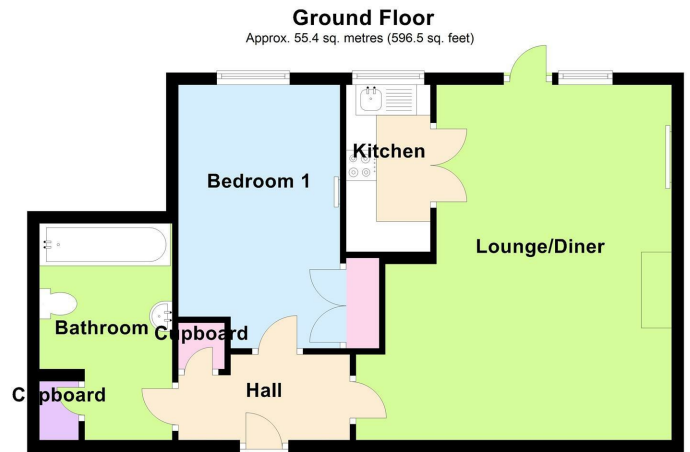
Service Charge

£1424.35 Every 6 months

## Floor Plan

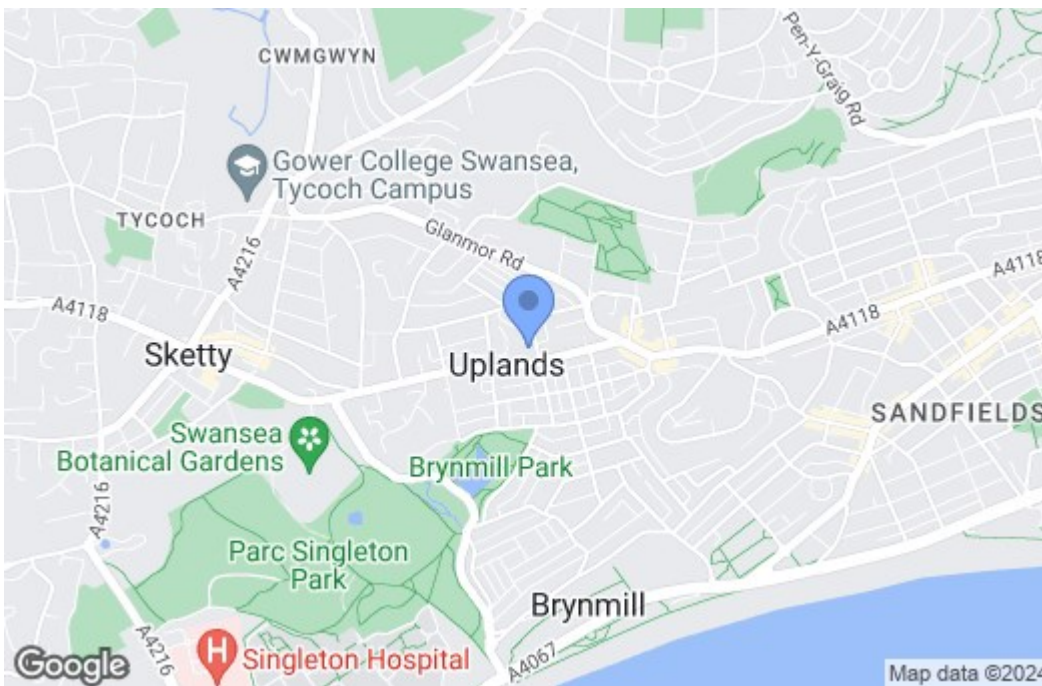


Total area: approx. 55.4 sq. metres (596.5 sq. feet)



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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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