

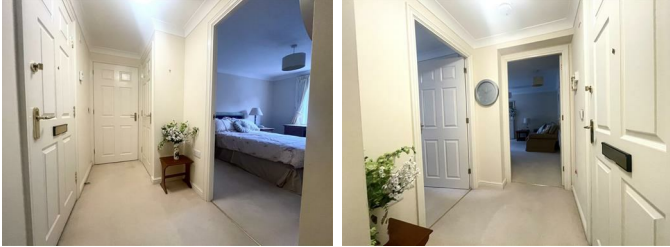
7 Pantygydr Court, 5 Sketty Road, Swansea, SA2 0AW

£95,000

Pantygydr Court, is a charming one-bedroom retirement flat offers a peaceful and convenient lifestyle for those looking to retire in style. Situated on the first floor, this well-presented apartment boasts a lovely lounge/diner with a Juliet balcony. The location of this property is truly unbeatable, positioned between the sought-after areas of Sketty and Uplands. Within walking distance, you'll find an array of local amenities including shops, restaurants, a doctor's surgery, and the picturesque Brynmill Park. With excellent transport links to Swansea City Centre, Sketty, and Uplands, you'll never be far from where you need to be. Step inside to discover a welcoming hall, a cosy bedroom, a modern bathroom, and a functional kitchen, providing everything you need for comfortable retirement living. Additionally, residents can enjoy the communal lounge for social gatherings, convenient laundry facilities, and guest accommodations for visitors. Don't miss out on this fantastic opportunity to embrace a low-maintenance lifestyle in a prime location. This retirement flat is a true gem waiting to be discovered by those seeking a peaceful and convenient place to call home.

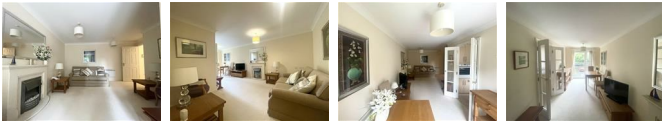
The Accommodation Comprises

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



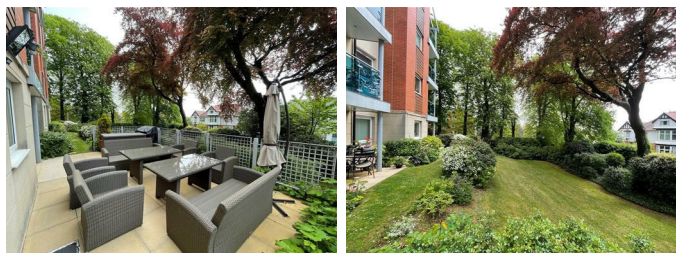
Residents lounge.

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

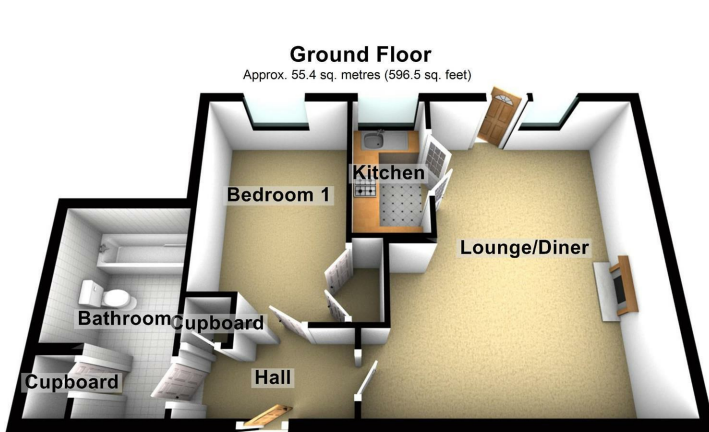
Ground Rent

£212.50 Every 6 months

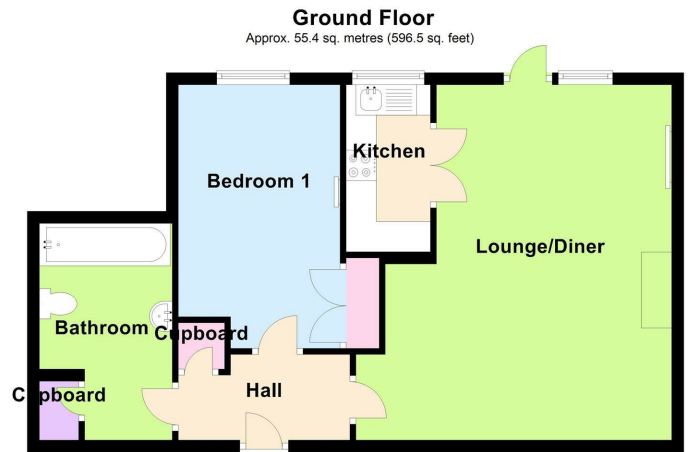
Service Charge

£1424.35 Every 6 months

Floor Plan

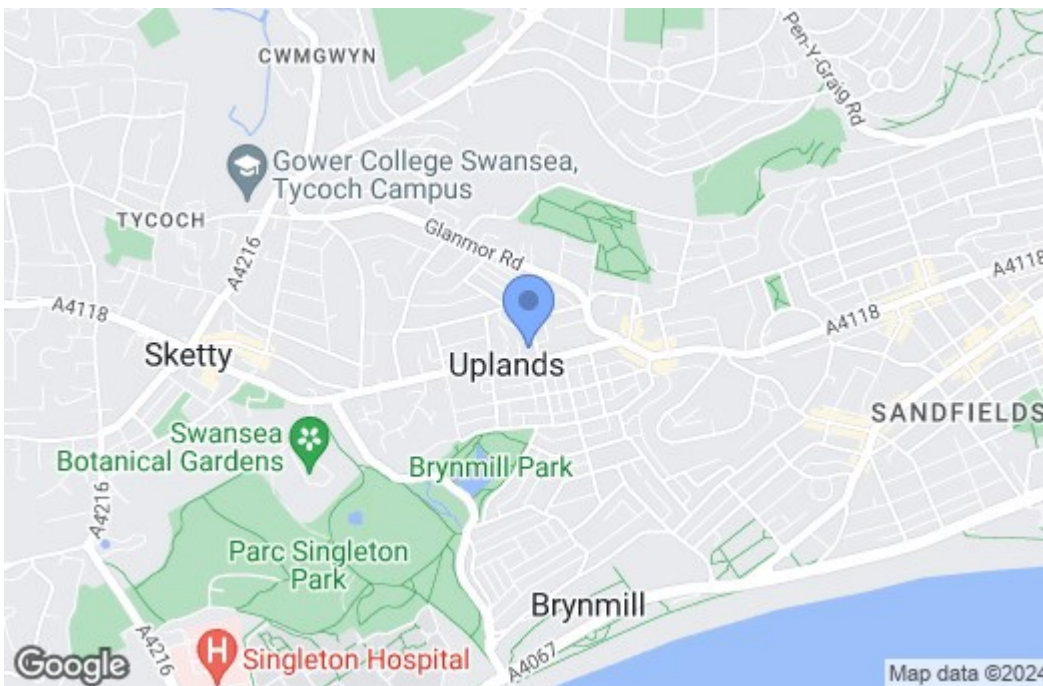


Total area: approx. 55.4 sq. metres (596.5 sq. feet)



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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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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