



## Apartment 16 Pantygywydr Court, Sketty Road, Uplands, Swansea, SA2 0AW

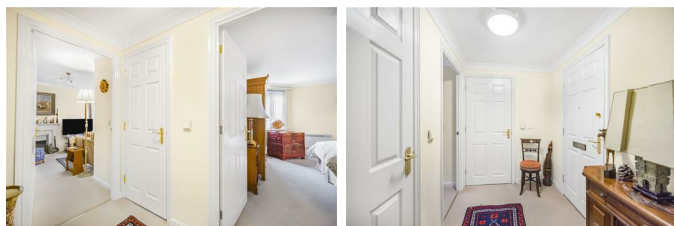
**£97,000**

16 Pantygywydr Court is a delightful first floor retirement apartment for the over 60's situated in a purpose built development by McCarthy and Stone. The development consists of 33 apartments offering a perfect blend of comfort and convenience. The property benefits from a secure entry system, a lift, 24 hour emergency pull cord system, pleasant communal lounge and gardens, and residents and visitors parking. There is a convenient laundry room and communal refuse area and the property also has the benefit of a bookable guest suite and a development manager. The apartment comprises a lovely lounge/dining room with Juliet balcony and an additional window which provides a bright, warm and inviting space for relaxation and entertaining guests. There is a welcoming hall, a spacious double bedroom and a modern bathroom with a shower and a well appointed kitchen. The apartment is in an exceptionally convenient location positioned between the sought after areas of Uplands and Sketty. Within a short walk there are shops, pharmacies, a post office, restaurants, dental and GP surgeries and a bus stop is directly outside the development. Beautiful Singleton, Brynmill and Cwmdonkin Parks are also close by. If you are seeking a comfortable and secure home in a friendly community this lovely retirement apartment is an opportunity not to be missed.



## The Accommodation comprises

### Entrance Hall



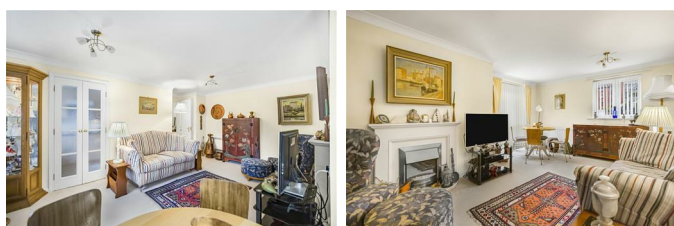
Entered via door from hallway, cupboard housing the hot water tank.

### Lounge 17'5" x 8'6" (5.30m x 2.59m)

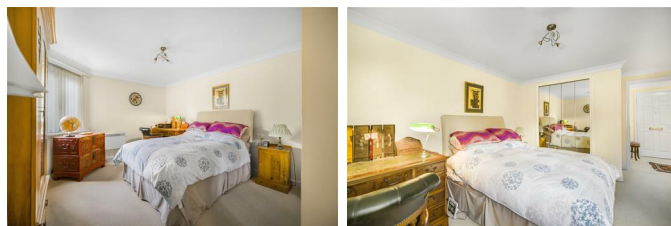


Double glazed door to Juliette balcony, feature fireplace with coal and flame effect electric fire, storage cupboard, electric radiator, double glazed windows to side and rear.

### Another Aspect Of The Lounge



### Double Bedroom 15'8" x 11'7" (4.78m x 3.53m)



Double glazed window to side, built in wardrobe, electric radiator.

### Kitchen 8'5" x 6'2" (2.56m x 1.87m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, built-in fridge and freezer, built-in eye level electric oven and four ring electric hob, double glazed window to rear.

### Shower Room



Fitted with three piece suite comprising a wash hand basin, shower and WC. Tiled walls, electric heater, electric heated towel rail.

### The Communal Laundry Room



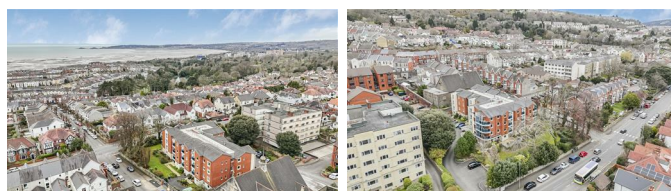
### The Communal Lounge



### The Communal Gardens



### Aerial Images



### External

#### Tenure

Tenure - Leasehold

125 Years with 108 Years remaining - Ground rent £425.00 (Paid twice early £212.50)

Service Charge - Period 01/03/2024 - 28/02/2025 £3572.22

Services - Mains electric. Mains sewerage & water

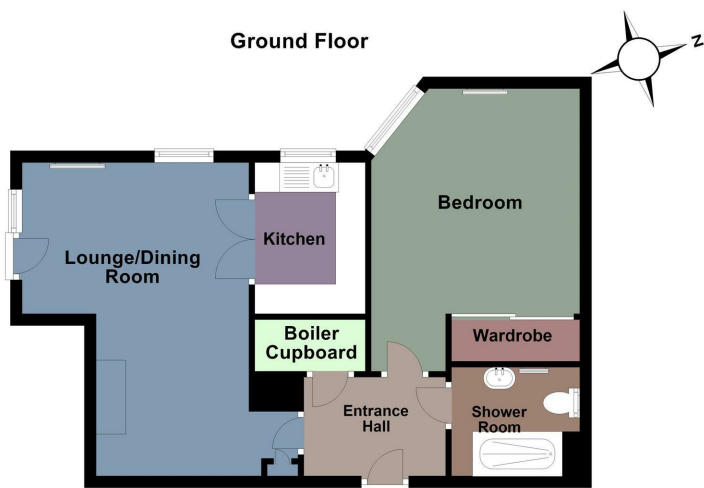
Mobile coverage -EE Vodafone Three O2

Broadband - Basic 14 Mbps Superfast 236 Mbps

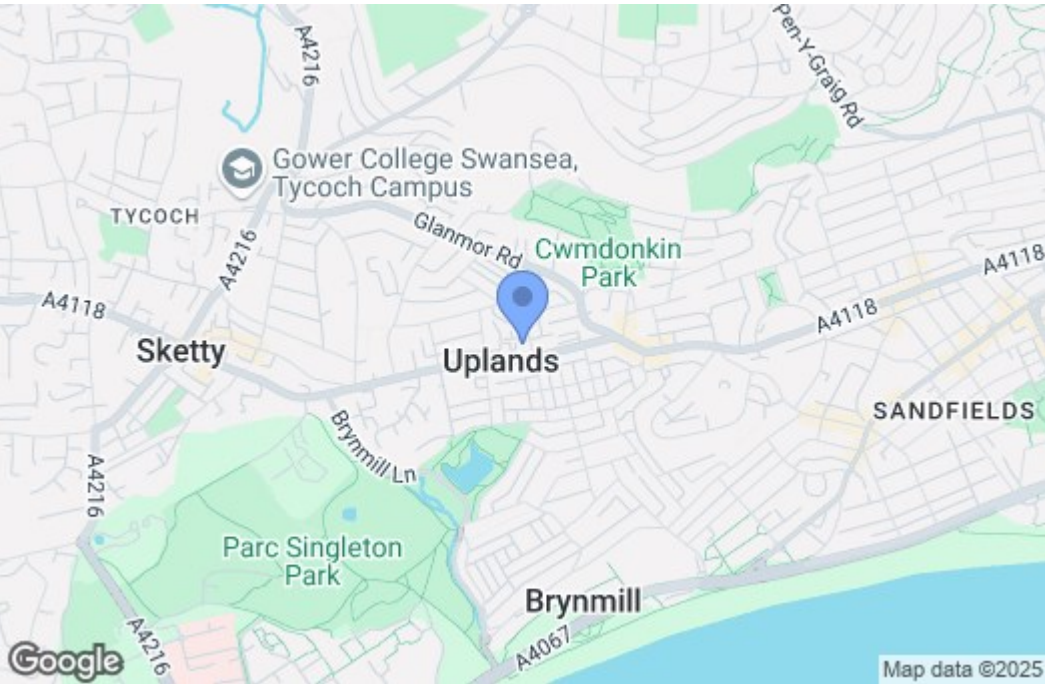
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability -BT Sky

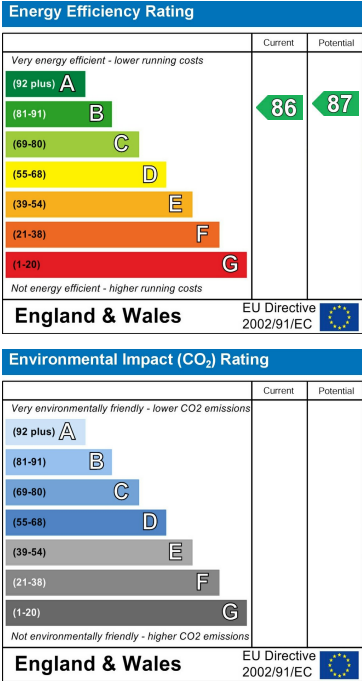
Floor Plan



Area Map



Energy Efficiency Graph



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