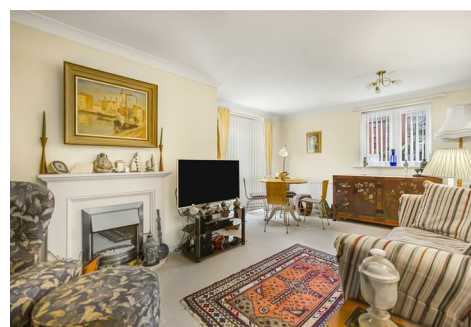




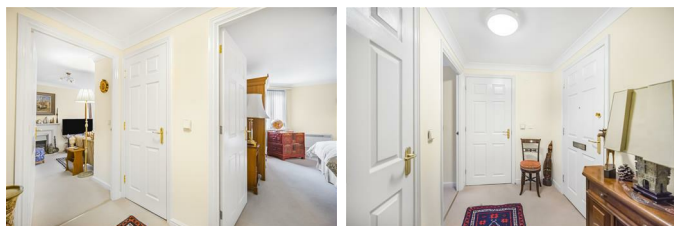
Apartment 16 Pantygydr Court, Sketty Road, Uplands, Swansea, SA2 0AW

£97,000

16 Pantygydr 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



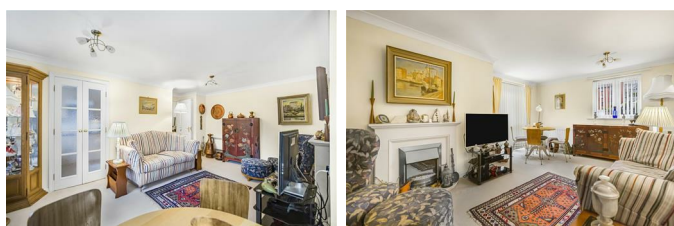
Entered via door from hallway, cupboard housing the hot water tank.

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

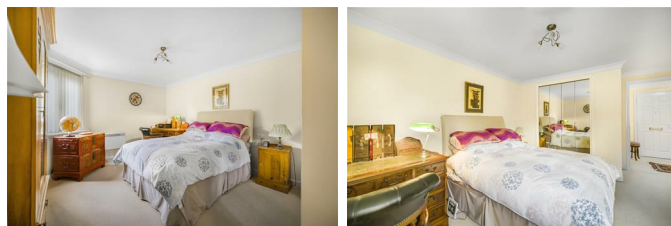


Double glazed door to Juliette balcony, feature fireplace with coal and flame effect electric fire, storage cupboard, electric radiator, double glazed windows to side and rear.

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



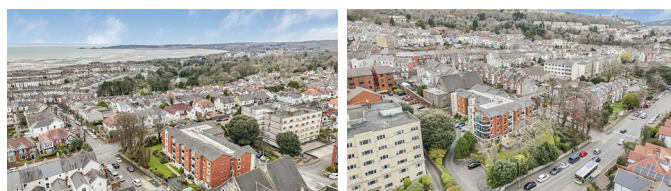
The Communal Lounge



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

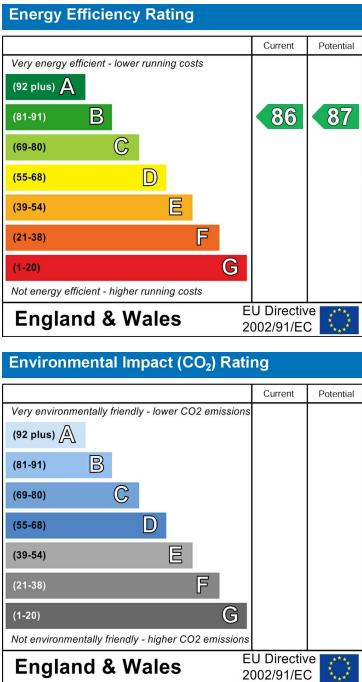
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.