



## 57 St. Nicholas's Court, Killay, Swansea, SA2 7AG

**£140,000**

We are pleased to present this delightful second floor apartment situated in the highly desirable area of Killay, within St. Nicholas Court. This charming flat offers an ideal blend of comfort and convenience, making it a perfect choice for those seeking a tranquil yet accessible living environment. The property boasts two bedrooms, shower room, lounge and kitchen with a utility area. One of the most appealing aspects of this apartment is its excellent public transport links, which facilitate easy access to local shops and amenities in both Sketty and Killay. This ensures that all your daily necessities are within reach, enhancing the ease of modern living. Moreover, the apartment's location near Clyne Woods is a significant highlight. This beautiful natural area is perfect for outdoor enthusiasts.

## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via door to side, access to loft space, laminate flooring.

#### Lounge/Dining Room 18'8" x 11'5" (5.69m x 3.48m)



Two double glazed windows to rear and two double glazed windows to front, laminate flooring, two radiators.

#### Another Aspect Of The Lounge/Dining Room

#### Kitchen 7'6" x 12'8" (2.29m x 3.87m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and washing machine, built-in electric oven and four ring gas hob. shelved storage area, tiled flooring, radiator, double glazed window to rear.

#### Utility Area 7'6" x 3'7" (2.29m x 1.09m)

Wall mounted boiler, tiled flooring.

#### Bedroom 1 11'9" x 9'10" (3.57m x 2.99m)



Double glazed window to front, fitted carpet, radiator.

#### Bedroom 2 11'9" x 6'6" (3.57m x 1.98m)



Double glazed window to front, fitted carpet, radiator.

## Shower Room



Fitted three piece suite comprising a shower, wash hand basin and WC. Half tiled walls, vinyl flooring, heated towel rail.

## External

Situated within a block of flats, this property benefits from residents-only parking, ensuring both convenience and peace of mind.

## Aerial Images



## Agents note

Tenure - Leasehold

Years Remaining - 88 years

Service Charge - £42.12 per month, £505.44 Annually

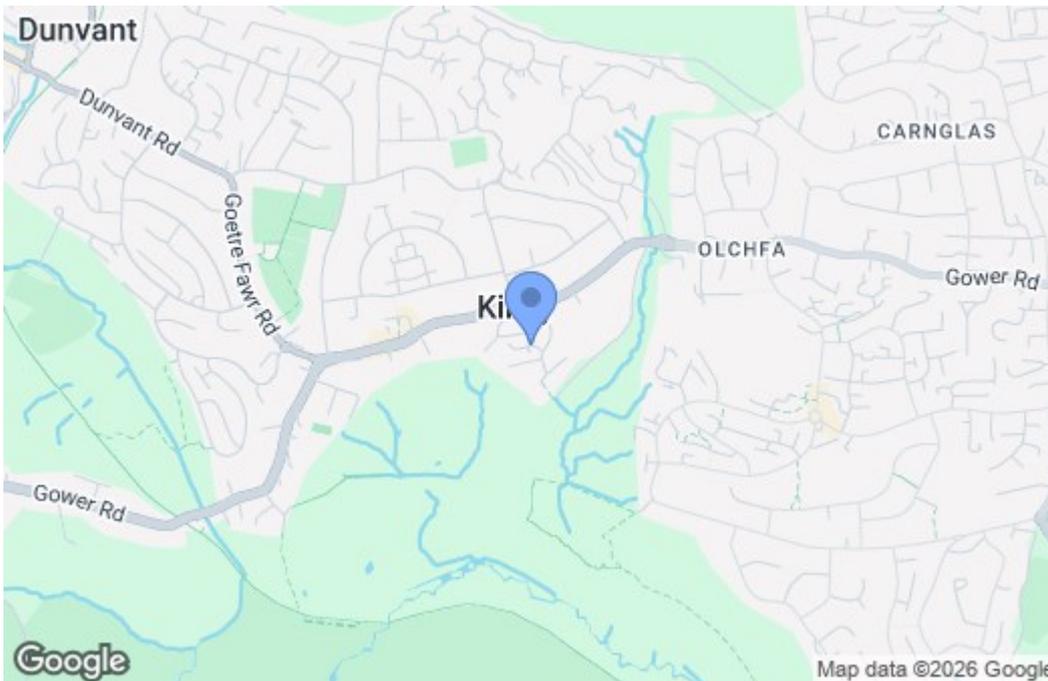
Broadband - Basic 6 Mbps, Superfast 50 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

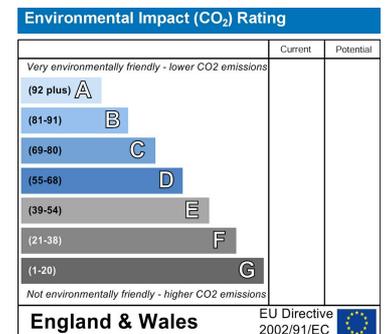
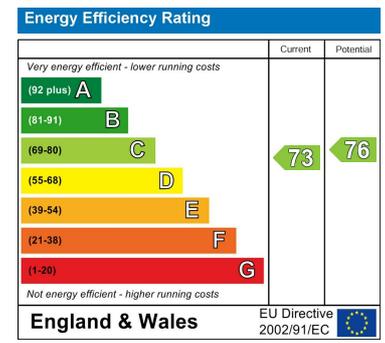
## Floor Plan



## Area Map



## Energy Efficiency Graph



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