



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.



17 MAXIME COURT, SKETTY, SWANSEA, SA2 9FB
£169,950



A rare opportunity to acquire this very spacious and beautifully maintained ground floor two bedroom apartment located just a short walk away from Sketty Cross & local amenities. It is within easy access to Swansea city centre, M4, Killay, Singleton Hospital and Park. This apartment comprises of large welcoming hallway, lounge, kitchen, 2 double bedrooms and bathroom. Benefits include Upvc d/g, electric heating, ample storage space, careline, communal lounge, laundry room, refuse, lift and garden. Viewing is recommended to appreciate the apartments convenient location, sizeable rooms and well maintained condition.

Enter via door into:-

HALLWAY

Two very spacious storage cupboards, electric storage heater, doors off to:-

LOUNGE 5.078m x 3.403m (16'8" x 11'2")

UPVC double glazed window to rear, coving, coal effect electric fire with marble effect hearth and backdrop and wood effect surround, electric storage heaters, double obscured glass panel doors into:-

KITCHEN 2.688m x 1.724m (8'10" x 5'8")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, integrated electric eye level oven, four ring electric hob with extractor over, space for low level fridge and freezer, uPVC double glazed window to side, decorative splash back tiles, electric wall heater, vinyl floor covering.

BEDROOM 1 4.049m x 2.827m (13'3" x 9'3")

UPVC double glazed window to rear, fitted wardrobes, electric storage heater.

BEDROOM 2 4.675m x 2.436m (15'4" x 8'0")

UPVC double glazed windows to rear, electric storage heater.



BATHROOM 2.083m x 1.796m (6'10" x 5'11")

Fitted with three piece suite comprising low level w.c., wash hand basin with vanity unit, corner shower cubicle with overhead stainless steel shower head, uPVC double glazed obscured glass window to side, ceramic splash back wall tiles, wall mounted electric heater, extractor fan.

Tenure: Leasehold

Ground Rent: £205 half yearly

Service Charge: £1566 half yearly

DIRECTIONS

From our Sketty office proceed down Gower Rd in the Uplands direction and before the mini round about the building can be found on your right hand side opposite the petrol station.

TENURE: Leasehold

Ground Rent: £205 half yearly

Service Charge: £1566 half yearly

COUNCIL TAX: D

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

