



# Dawsons

estate agents



## 2 Runnymede, Sketty, Swansea, SA2 0QF

Beautifully maintained and surprisingly spacious two bedroom g/f retirement apartment ideally located within the Sketty area. This apartment comprises of lounge, kitchen/diner, two bedrooms, bathroom and separate w.c. The benefits include partial Upvc, gas c/h, sizeable storage cupboard, very attractive communal gardens some allocated parking. This property offers easy access to Sketty Cross, City Centre, Singleton hospital & park and regular bus routes. We recommend viewing this property to admire its great condition, ideal location & spacious living space. It is part of an over 60s development. 70% shared ownership with Coastal housing. No Chain. EPC = D.



**Asking Price £109,950**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
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## **ENTRANCE**

Enter via single glazed aluminium door into:-

## **Inserted room**

## **HALLWAY**

Coving, built in sizeable storage cupboard, radiator, doors off to:-

## **KITCHEN 3.955m x 3.882m (13'0" x 12'9")**

Fitted with a range of wall and base units with work surface over, set in 1½ sink and drainer, integrated eye level oven, 4 ring gas hob with extractor hood over, plumbed for washing machine, space for tall standing fridge freezer, wall mounted combi boiler, single glazed aluminium window to rear, coving, ceramic splash back tiles, radiator.

## **LOUNGE 5.582m x 3.974m (18'4" x 13'0")**

Upvc double glazed bay window to front, coving, two radiators.

## **BEDROOM 1 4.076m x 3.943m (13'5" x 12'11")**

Upvc double glazed window to front, coving, radiator.

## **BEDROOM 2 2.834m x 2.728m (9'3" x 8'11")**

Single glazed aluminium window to rear, coving, radiator.

## **BATHROOM 2.248m x 1.641m (7'5" x 5'5")**

Fitted with a white two piece suite comprising pedestal wash hand basin, panelled bath with overhead electric shower, ceramic splash back wall tiles, radiator, tiled flooring.

## **W.C.**

Low level wc, ceramic splash back wall tiles, tiled flooring.

## **EXTERNAL**

Pleasant communal grounds with a shared paved seating area, abundance of attractive shrubs and bushes & rotary lines.

## **N.B.**

Double wardrobes in bedroom 1 will be sold with property.

Tenure: Leasehold - 60 year lease from 2nd October 1998

Service Charge: £97.25 (Ground Rent included in service charge).

## **DIRECTIONS:-**

From our Sketty Showroom proceed down Gower Road in the Uplands direction take third left onto Glanmor Park Road and the first left into Long Oaks Court and follow the road and the Runnymede building can be found on your left hand side.

**TENURE:** Leasehold

**COUNCIL TAX:** B

**EPC RATING:** D

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, Gorseinon & Llanelli

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.

