



43 Long Oaks Court, Sketty, Sketty, Swansea, SA2 0QH
Offers Over **£134,950**

REDUCED FOR QUICK SALE

Boasting a convenient location within the sought after area of Sketty this bright and spacious second floor apartment offers well proportioned living space and has undergone some modernisation. Comprising welcoming hallway, modern open plan kitchen/dining room, sizeable lounge, two double bedrooms, a stylish bath/shower room and a separate WC. Benefits include Upvc d/g, gas c/h, ample built in storage space and an allocated parking space. Offering easy access to Sketty Cross, Uplands, local shops and amenities, a regular bus service, Singleton hospital, Swansea University, Singleton park and the sea front. An ideal first time buy, downsize or investment purchase with no upward chain involved. EPC = D.

Offers Over £134,950



COMMUNAL ENTRANCE

Door into communal entrance with stairs up to apartment.

ENTRANCE

Enter via hardwood door into:

HALLWAY

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

OPEN PLAN KITCHEN/DINING ROOM 4.613m max x 4.018m max (15'1" max x 13'2" max)

KITCHEN 3.996m x 2.472m (13'1" x 8'1")

Fitted with a range of modern wooden wall and base units incorporating granite effect work surface over, set in stainless steel sink and drainer with mixer tap and waste disposal, built in electric double oven and grill, set in four ring gas hob with integrated extractor hood over, cupboard housing wall mounted gas combination boiler, plumbed for washing machine, Upvc double glazed window to front, neutral ceramic wall tiles, built in storage cupboard, tiled effect flooring, opening into:

DINING AREA 2.910m x 1.910m (9'7" x 6'3")

Upvc double glazed window to front, radiator, tiled effect flooring.

LOUNGE 4.985m x 3.700m (16'4" x 12'2")

Large Upvc double glazed window to front, coving, contemporary wall lights, radiator.

BEDROOM 1 3.717m x 3.626m (12'2" x 11'11")

Large Upvc double glazed window to rear enjoying a pleasant leafy green outlook, coving, built in cupboard, fitted wardrobes offering ample storage space, radiator.

BEDROOM 2 3.628m x 2.482m (11'11" x 8'2")

Upvc double glazed window to rear boasting an attractive leafy green outlook, coving, fitted wardrobes offering ample storage space, radiator.

BATH/SHOWER ROOM 3.658m x 1.733m (12'0" x 5'8")

Stylish bath/shower comprising modern three piece suite including a set in bath with stainless steel mixer tap, pedestal wash hand basin with stainless steel mixer tap and a double shower cubicle with mixer shower over, inset ceiling spotlights, coving, extractor fan, neutral high gloss ceramic wall tiles with feature border tiles, built in storage cupboard, radiator, vinyl floor covering.

W.C. 2.057m x 0.902m (6'9" x 2'11")

Low level wc, extractor fan, neutral ceramic wall tiles with feature border tiles, vinyl floor covering.

EXTERNAL

Communal grounds and allocated parking.

DIRECTIONS:-

From our Sketty office proceed towards Uplands, taking the third turning left onto Glanmor park Road. Take the first turning left into Long Oaks Court and the property can be found in the on the left hand side.

TENURE: Leasehold - 189 years from 7th September 2017
Service Charge: £650 - 6 months (paid up until end of 2019)
NB - The property is on a water meter.

TENURE: Leasehold

COUNCIL TAX: C

EPC RATING: D

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

