



### Flat 12 Long Oaks Court, Sketty, Swansea, SA2 0QH

Surprisingly spacious 2nd floor apartment, complemented by modern and neutral decoration giving a light and airy feel throughout. Providing the space and comforts of a traditional home with all of the added benefits of owning an apartment. Situated in a quiet and well kept cul de sac location within Sketty, allowing easy access to nearby shops, amenities, Singleton hospital, Singleton park and Swansea university. Large kitchen and dining space with a range of fitted appliances, lounge, bathroom with four piece suite, two double bedrooms with fitted wardrobes, ample storage throughout. Additional benefits include UPVC double glazing and gas central heating. Idea as a first time buy, investment or downsize with no upward chain involved. EPC = D.

**Asking Price £135,000**

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## COMMUNAL ENTRANCE

### ENTRANCE

via wooden door into

### HALLWAY

Deceptively spacious hallway, coved ceiling, radiator, wood affect flooring, double doors into good size storage cupboard with shelving, hanging rails with additional storage above.

### KITCHEN/DINER 4.617m max x 3.999m max (15'2" max x 13'1" max)

Bright and generously sized kitchen with dining area, fitted with a modern range of wall and base units with wood affect work surface over and tiled to splash back. Set in one and a half bowl stainless steel sink and drainer with mixer tap, electric fan over, 4 ring gas hob and extractor over. Space for fridge freezer with additional plumbing for washing machine and dishwasher. Dining area host ample room for table and chairs with additional matching wall and base units. Coved ceiling, two x UPVC double glazed windows to front, radiator, wood affect flooring, concealed wall mounted gas combination Worcester boiler.

### LOUNGE 3.748m x 5.441m into bay (12'4" x 17'10" into bay)

Light living area offering space and homely feel, coved ceiling, UPVC double glazed window to front, radiator, wood affect flooring.

### BATHROOM 3.667m max x 2.772m max (12'0" max x 9'1" max)

Impressive bath and shower room decorated with neutral colours and stylish ceramic wall tiles. Fitted with a 4 piece suite comprising double walk in shower cubicle with overhead rainfall shower within, bath, WC and pedestal wash hand basin. Extras include Inset spotlights, wall mounted heated towel rail, tiled flooring and handy built in storage cupboard with shelving.

### BEDROOM 1 3.684m x 3.676m (12'1" x 12'1")

Large bedroom capturing lots of light via UPVC double glazed window to rear offering pleasant wooded outlook. Combed ceiling, radiator, built in wardrobe with shelving and handing rails, wood affect flooring.

### BEDROOM 2 2.476m x 3.668m (8'2" x 12'0")

Additional double bedroom sharing pleasant wooded outlook via UPVC double glazed window to rear. Coved ceiling, radiator, built in wardrobes with shelving and handing rails, wood affect flooring.

Tenure: Leasehold - 150 year lease

Service Charge: £1300 per annum

### 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 right hand side.

**TENURE:** Leasehold

**COUNCIL TAX:** C

**EPC RATING:** D

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



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