



Morgan Court, St Helen's, Swansea, SA1 3UP

Situated in one of the most popular retirement complexes in the city, ideally placed for beach walks or city centre shopping viewing is highly recommended for this one bedroom, third floor apartment. Further accommodation comprises: Entrance hallway, Lounge/ dining room, fitted kitchen and bathroom. Further benefits are uPVC double glazing and electric storage heaters, 24 hour emergency Care line system plus a development manager on site. The apartment is within walking distance of local shops and amenities and is on a main bus route into the City Centre. An age restriction applies to the over 60's.

Asking Price £99,950



COMMUNAL ENTRANCE

Enter via glass panel wooden door into:

COMMUNAL HALLWAY

Stairs and lifts to all floors.

THIRD FLOOR APARTMENT

ENTRANCE

Enter via hardwood door into:

HALLWAY

Coved ceiling, wall mounted entrance system.

LOUNGE/ DINING ROOM 5.46m x 3.65m (17'11" x 12'0")

UPVC double glazed window to rear, coved ceiling, storage cupboard, wall mounted electric storage heater, glass panel wooden door into:

KITCHEN 3.50m x 2.93m (11'6" x 9'7")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built in oven, with four ring electric hob, extractor fan over splash back tiles, coved ceiling, four uPVC double glaze windows to rear.

BEDROOM 3.69m x 3.50m (12'1" x 11'6")

UPVC double glazed window to rear, fitted wardrobes, coved ceiling, wall mounted electric storage heater.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, low-level WC, wall mounted wash hand basin with vanity unit under, coved ceiling, tiled walls, wall mounted towel heater.

TENURE: Leasehold

COUNCIL TAX: D

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, 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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

