

NEW
INSTRUCTION



69 Morgan Court, St. Helens Road, Swansea SA1 3UP

Offers in the region of £179,995

Superb Views Over Swansea Bay & Mumbles Head
Two Bedrooms, Shower Room & Juliet Balcony
Convenient Location for Swansea City Centre / Victoria Park /
Local Amenities
EPC: C71

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CW/WJ/75169/160620

DESCRIPTION

**** VIEWS OVER SWANSEA BAY & MUMBLES **** A two bedroom fourth floor retirement apartment. This property features two bedrooms, lounge, kitchen, shower room and a Juliet balcony. Morgan Court is situated on the sea front overlooking Swansea Bay and was constructed by McCarthy & Stone and is conveniently located for Swansea city centre and local amenities. The development comprises 72 apartments arranged over 5 floors, each served by a lift. Residents must be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

COMMUNAL HALLWAY

Communal lounge area, laundry room stairs and lift to all floors.

ENTRANCE

Laminate flooring, coved ceiling, door to storage cupboard housing the hot water tank, doors to;

BATHROOM

9'1/7'5 x 5'6/5' (2.77m x 1.68m)
Three piece suite comprising wash hand basin light above and storage below, WC, bath with shower overhead, extractor fan, part tiled

walls, coved ceiling, vinyl flooring, mirror, wall mounted electric heater.

BEDROOM ONE

14'6/11'9 x 11'8/8'5
(4.42m x 3.56m)

Two double glazed windows to front, electric heater, laminate flooring, coved ceiling, built-in wardrobes.

BEDROOM TWO

12'10/4'11 x 10'10 x 4'1
(3.91m x 3.30m x 1.24m)

Double glazed window to front, electric heater, laminate flooring, coved ceiling.

KITCHEN

11'7/8'11 x 5'1/4'8
(3.53m x 1.55m)

Double glazed window to front, range of wall and base units with worktop over, stainless steel sink and drainer, electric oven, 4 ring electric hob, space for fridge and freezer, part tiled walls, coved ceiling, wall mounted electric heater.

LOUNGE/DINING ROOM

15'7/6'11 x 15'1/6'
(4.75m x 4.60m)

Four double glazed windows and a double glazed door overlooking the beach and Mumbles Pier, laminate flooring, coved ceiling, electric heater, TV point, internet point.

EXTERNALLY

There is a Juliet balcony off the lounge and shared communal gardens and parking spaces.

LEASE INFORMATION

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

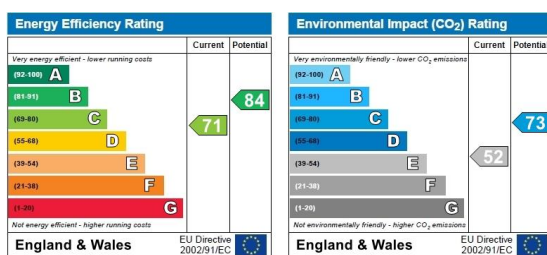
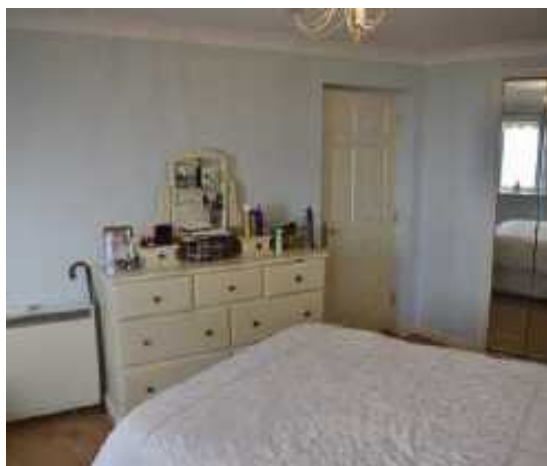
DIRECTIONS

From our office continue to the Uplands turning left onto Brynymor Crescent and continue onto Brynymor Rd. Turn right at the traffic lights onto St Helens Rd, then left after the Court onto the continuation of St Helens Rd where Morgan Court will be located on the right hand side.

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**John.
Francis**