



2 Pearl Court, Swansea, SA1 3UH Offers Over £130,000

A modern TWO BEDROOM APARTMENT OPPOSITE THE BEACH - NO CHAIN. The superb and practical layout centres around a generous open-plan kitchen and living area measuring approximately 8 metres in length. The kitchen is fitted with cream gloss units, oak worktops and a full range of integral appliances including washing machine, dishwasher, oven, hob with extractor and fridge freezer, with ample space for a dining table. The living area is equally spacious and there are two well-proportioned double bedrooms, with the main bedroom benefiting from an en-suite, alongside a modern bathroom. Additional features include uPVC double glazing, gas central heating, internal access from the main communal hallway and direct access to Oystermouth Road at the front.

Set in a prime ground floor position with SECURE REAR GATED PARKING with the benefit of an automated roller door. Perfectly positioned on Oystermouth Road directly opposite the beach, the property enjoys an enviable coastal lifestyle with the promenade on your doorstep, ideal for walking, cycling, running and water sports. Swansea city centre, Singleton Hospital and Swansea University are all easily accessible, with nearby green spaces, cafes and amenities completing this low-maintenance, warm and welcoming coastal home.

Living Room

16'11" x 13'7" (5.17 x 4.16)

Superb front aspect living room with wood flooring, radiator, recessed spotlights overhead and pvcu windows & door to the front garden area. Open to the kitchen.

Kitchen/Dining Room

12'3" x 11'8" (3.74 x 3.57)

Comprising a range of wall & base units in a gloss cream palette, complimented by solid oak worktops, a stainless steel sink and a full range of appliances including an integral dishwasher, washing machine, oven, electric hob, extractor and fridge freezer. Open to the living room and with enough space for a full size dining table, center island or a workstation.

Hallway

13'9" x 6'1" widest (4.21 x 1.87 widest)

Centrally located hallway, with fitted carpet, radiator, fusebox and access to the bathroom, both bedrooms, the kitchen & also the internal communal hallway.

Bathroom

8'9" x 3'11" (2.67 x 1.20)

Comprising laminate flooring, heated towel rail, sink, wc and double walk in shower.

Bedroom One

13'3" x 8'9" (4.06 x 2.68)

Double bedroom with fitted carpet, radiator, pvcu windows and door to the en-suite.

En-Suite Bathroom

7'5" x 6'1" (2.27 x 1.86)

Contemporary en-suite with wood flooring, heated towel rail, pvcu window, wall mounted boiler, shower over bath, sink and WC.

Bedroom Two

12'8" x 8'7" (3.88 x 2.64)

Second double bedroom featuring a range of fitted wardrobes, carpet, radiator and pvcu window to the rear.

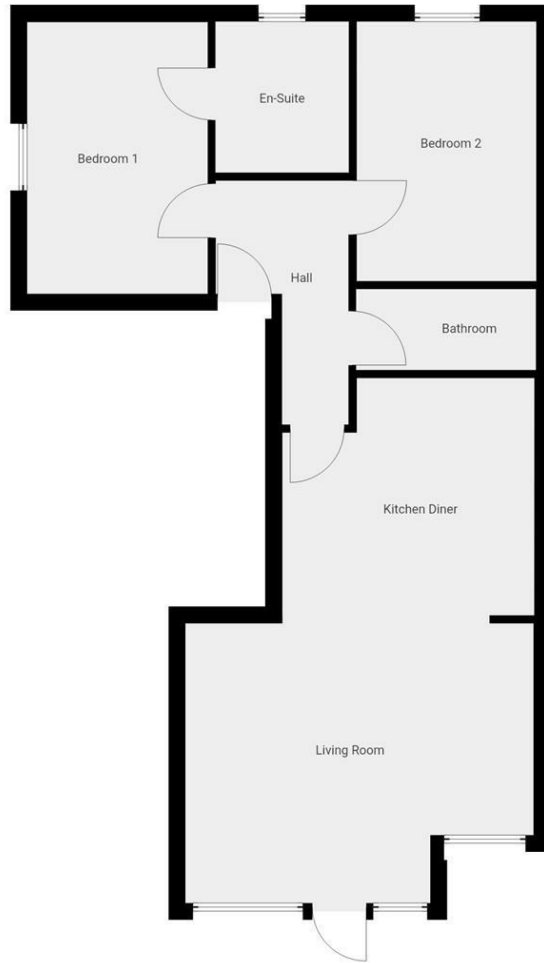
External & Location

Set in a prime ground floor position, the apartment enjoys patio door access from the front communal entrance and internal access from the communal hallway, ideal if you are entering the property from the rear parking area. The secure parking area with an allocated space is accessed via an automated roller door. Perfectly positioned on

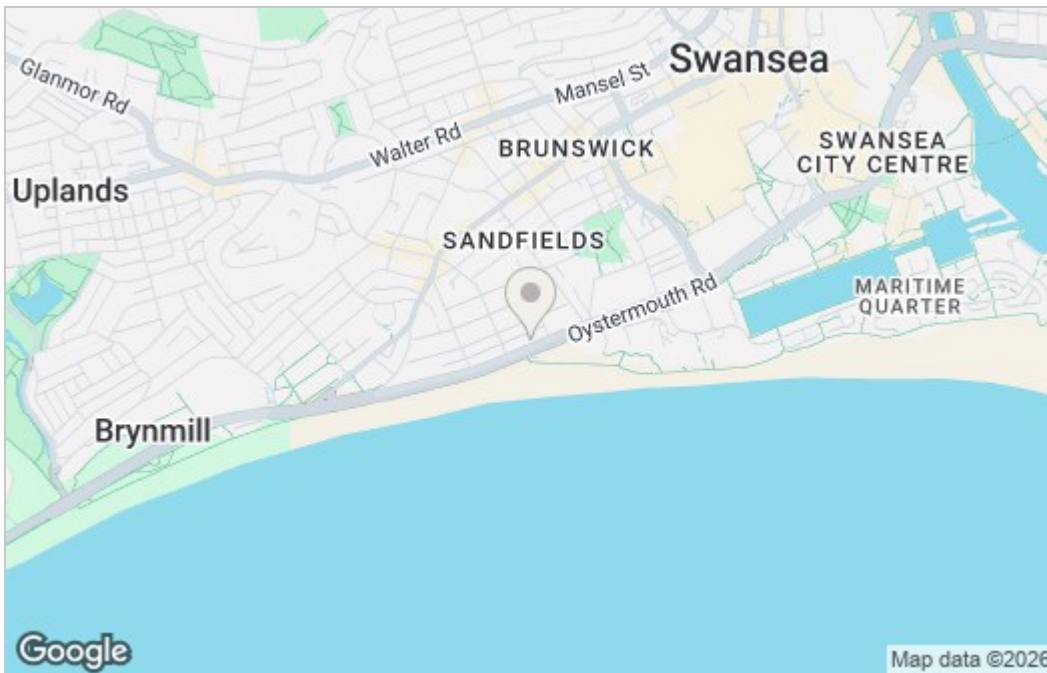
Oystermouth Road directly opposite the beach, the property offers an enviable lifestyle with the promenade on your doorstep, ideal for walking, cycling, running and a variety of water sports.

The location also provides excellent convenience, with Swansea city centre, Singleton Hospital and Swansea University all easily accessible, along with attractive green spaces, cafes and local amenities, making this an outstanding opportunity for modern coastal living, as well as a low maintenance, cosy home.

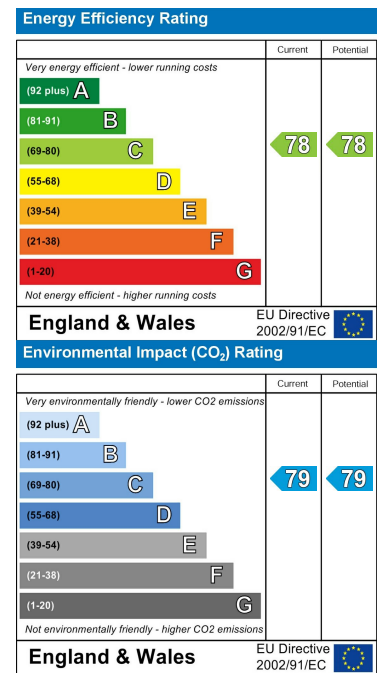
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com

