



**Fern Court 81-89 Gower Road**  
Sketty, Swansea, SA2 9BH  
**Offers In Excess Of £285,000**



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## Fern Court 81-89 Gower Road Sketty, Swansea, SA2 9BH

Located on the first floor of Fern Court in Sketty, this well-presented TWO BEDROOM RETIREMENT APARTMENT offers generous proportions and a well-considered, practical layout. The spacious open-plan living and dining room features an electric fireplace and flows seamlessly into the kitchen, with further doors opening onto the balcony to create a bright, comfortable and inviting living space. The modern kitchen is fitted with integral appliances & benefits from garden views. There are two bedrooms, including a main bedroom with an en-suite shower room and walk-in wardrobe, along with two additional built-in storage cupboards. The apartment features efficient central heating via a ground source heat pump, an air filtration system to help prevent damp and condensation and 24 HOUR EMERGENCY CALL FACILITIES for added peace of mind.

Fern Court offers ATTRACTIVE & PEACEFUL COMMUNAL AREAS, including a large residents lounge and communal kitchen with doors opening directly onto the landscaped gardens. Ideal for relaxing, gardening or spending time with family and friends. The building benefits from a communal recycling/refuse room, communal bike/mobility scooter storage, two passenger lifts serving all floors, with parking conveniently located to the front of the development. Situated in a popular Sketty location, the property is well placed for local shops, cafes, medical facilities and transport links. Fern Court provides a reassuring and sociable environment, combining independent living with the added comfort of on-site support, in a well-maintained, modern setting. Age restricted 60+. Call to view now!





### Hallway

13'6" x 6'8" widest (4.14 x 2.04 widest)

### Living/Dining Room

20'3" x 10'8" (6.18 x 3.26)

### Kitchen

7'9" x 7'3" (2.38 x 2.21)

### Bathroom

7'3" x 7'1" (2.21 x 2.17)

### Bedroom One

11'7" x 9'8" (3.54 x 2.97)

### En-Suite

7'1" x 6'11" (2.17 x 2.12)

### Bedroom Two

10'1" x 9'8" (3.09 x 2.96)

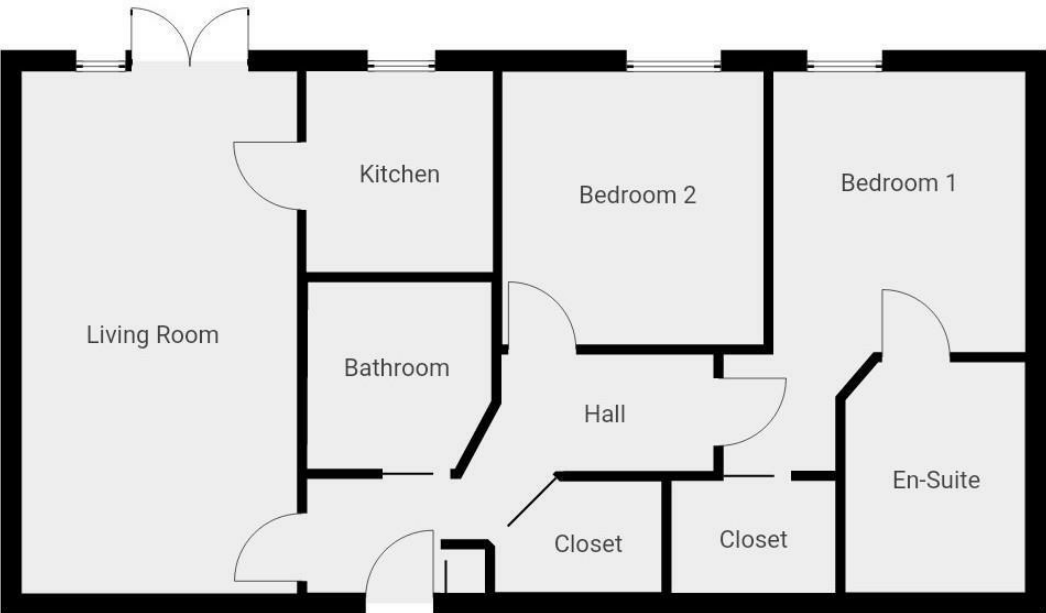
### Communal Facilities

### Location





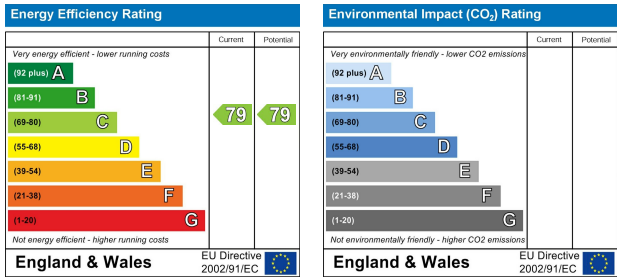
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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.

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