

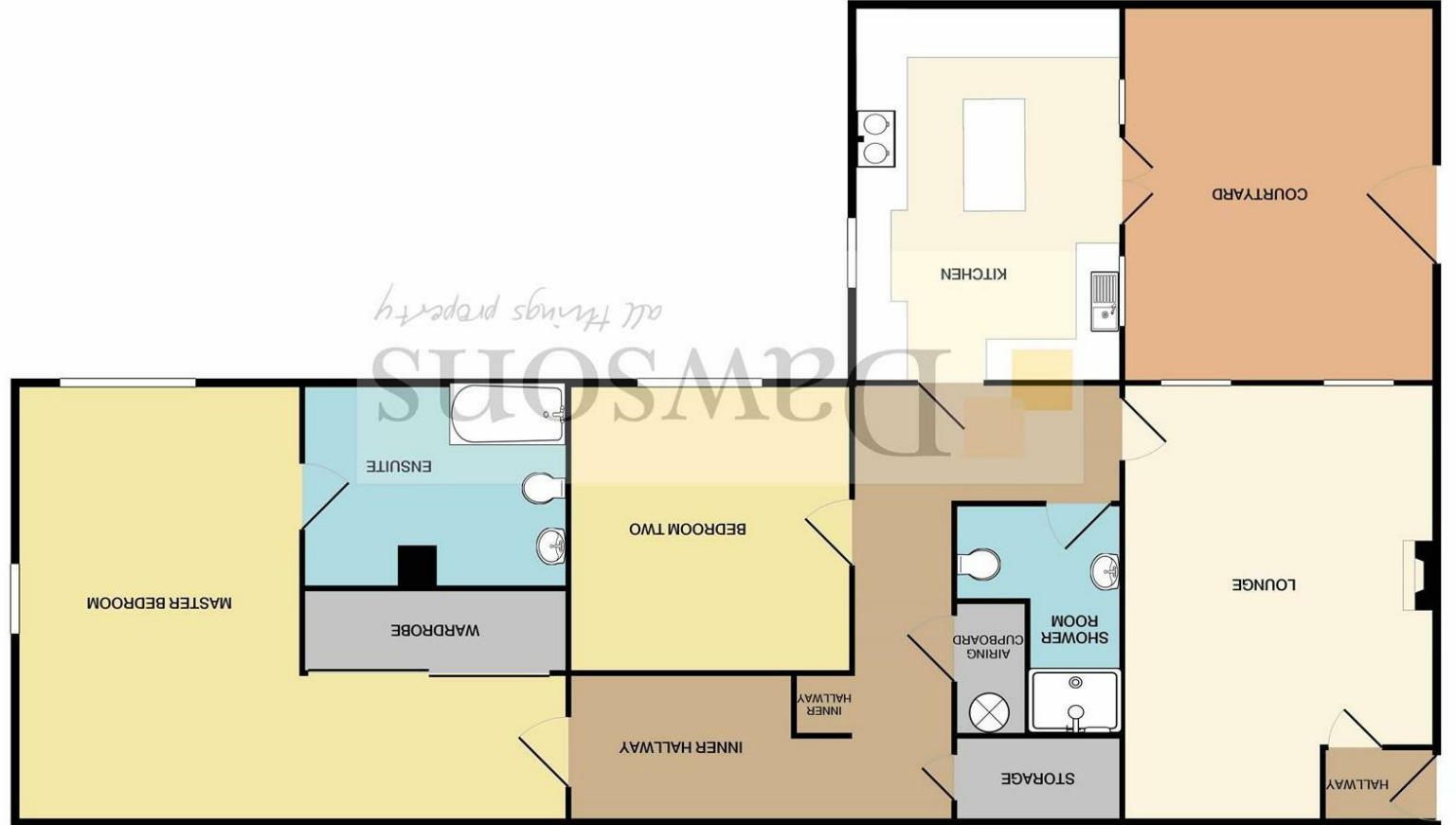
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EPC



AREA MAP



FLOOR PLAN



**Apt 5 Clyne Castle**  
 Mill Lane Mumbles, Swansea, SA3 5BW  
**Asking Price £449,950**



## GENERAL INFORMATION

Rare opportunity to acquire this superb two bedroom ground floor apartment situated within the Grade II listed Clyne Castle. The Castle was built in 1791 by prestigious and wealthy landowner Richard Phillips. The castle and its extensive 52 acre grounds were bought by the affluent Vivian family in 1860s and during their period of residency the castle played host to many distinguished guests believed to include Queen Victoria, Winston Churchill & King Edward VIII to name just a few. It was then converted into luxury apartments in 2003. The stately castle is set behind secure and attractive wrought iron gates set in the original stone wall boundary offering an imposing first impression, with ample resident and guest parking and immaculately manicured grounds. There is private access into the enchanting Clyne Gardens offering a full array of exotic plants and rare blooms, acres of lawn and pathways that meander through the pleasant gardens leading down to the beach & promenade. Also offering easy access to Singleton Hospital, Park & Swansea University. This beautiful apartment has its own personal entrance and comprises of lounge, very impressive kitchen/breakfast room, master bedroom with en-suite, another double bedroom & shower room along with a sizeable personal courtyard area. The many benefits include great attention to detail throughout, superb 'Mark Wilkinson' quality kitchen/breakfast room with solid oak features, built in storage facilities, lovely high ceilings, original features and sizeable low maintenance patio

## FULL DESCRIPTION

### Communal Entrance

Enter door into well kept communal hallway leading to apartment entrance door into:-

### Hallway

Coving, spotlights, stone effect tiled flooring, door into:-

### Lounge

17'0" x 15'0" (5.20 x 4.58)

Very impressive wooden single glazed windows to side, high ceilings, coving, spotlights, electric storage heater, stone effect tiled flooring, door into:-



### Inner Hallway

Spotlights, coving, two large built in storage cupboard one housing water tank, feature alcove, electric storage heater, stone effect tiled flooring, doors off to:-

### Shower Room

9'0" x 3'6" (2.75 x 1.09)

Fitted with a modern white three-piece suite comprising low-level WC, wash hand basin with vanity unit, double shower cubicle with overhead stainless steel rainfall shower, extractor fan, splashback wall tiles, stone effect tiled flooring

### Kitchen

18'10" x 12'4" (5.76 x 3.78)

Fitted with a very impressive hand painted 'Mark Wilkinson' kitchen comprising a range of wall and base units with solid oak features and granite work surface over, set in 'belfast' style sink, built in electric AGA cooker with 'Smeg' extractor fan over, integrated washing machine and dishwasher, built in solid oak larder and drinks cabinet, wine rack, space for American style fridge freezer, built in breakfast bar, integrated bins, built in plate rack, three original wooden single glazed sash windows, two to front one to rear, spotlights, built in bench seating, electric storage heater, stone effect tiled flooring, wooden single glazed French doors to front opening out onto personal low maintenance courtyard garden and gated front access.

### Master Suite

18'9" x 16'11" (5.73 x 5.18)

Very impressive master suite with arch style ceiling, wooden single glazed original windows to side with window shutters, an additional wooden single

glazed window to rear, built in double wardrobe with sliding doors, electric storage heater, door into:-

### En-Suite

8'2" x 6'11" (2.51 x 2.11)

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with overhead stainless steel shower, spotlights, splashback wall tiles, towel radiator, tiled flooring

### Bedroom Two

12'9" x 8'11" (3.90 x 2.72)

High ceilings, coving, spotlights, beautiful arch style wooden single glazed window to side with window shutters, electric storage heater, stone effect tiled flooring

### Private Courtyard

Spacious & beautifully kept low maintenance fully enclosed paved courtyard with gated access.

### N.B.

Leasehold - Share of Freehold

Maintenance Charge: Approx £4500pa

Pet Friendly

### EXTERNAL

Electric key code gated access opening into parking area leading to entrance, beautifully kept communal gardens with private communal gate leading into Clyne Gardens used by residents only. To the right of building is the entrance to this apartment with a personal gated access leading directly to this property.