



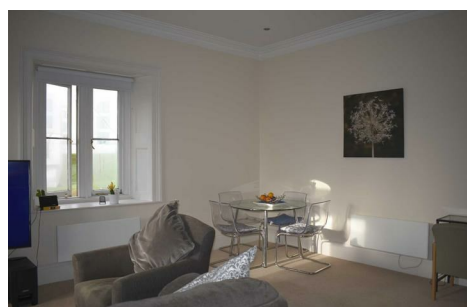
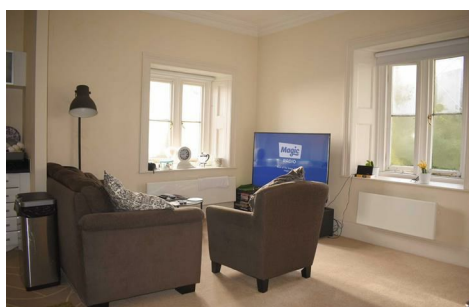
17 Clyne Castle

Blackpill, Swansea, SA3 5BW

Offers Over £225,000



Opportunity to purchase a spacious top floor two bedroom apartment, located within the Grade II listed Clyne Castle which was built in 1791, benefitting from secure gated entrance and a private gate to Clyne Gardens, with audio intercom entry system. The property is located in the very sought after address of Clyne Castle situated near the Mumbles Promenade which runs alongside the water's edge and stretches for miles, leading to the city's Marina and through the fishing village of Mumbles, with full array of activities, ice cream parlours and cafes en-route. The accommodation itself briefly comprises; communal hallway, stairs leading to second floor. Entrance hallway, two bedrooms, master benefits from en-suite shower room facilities, bathroom, storage cupboards and a modern fitted kitchen open to lounge and dining area. Viewing highly recommended to appreciate the character and peaceful location on offer. EPC E



FULL DESCRIPTION

Entrance

Enter via communal entrance. Stairs to second floor, apartment entrance into:

Hallway

Velux window. Telephone entry system. Electric radiator. Two storage cupboards, one housing hot water tank. Doors to:

Open Plan Lounge/Kitchen

18'10" x 17'8" @ widest (5.74 x 5.38 @ widest)

Lounge

Two original windows to front and side. Three electric radiators. Plain plastered and covered ceiling. Open to:

Kitchen

Fitted with a range of contemporary white high gloss wall, base and drawer units with complementary granite work surfaces over incorporating sink and drainer unit with mixer tap and granite drainer unit. Integrated appliances include fridge/freezer, washer/dryer, microwave and double electric oven with four ring induction hob over and stainless steel chimney style extractor above.

Bedroom One

13'6" x 12'5" (4.11 x 3.78)

Original window to side. Electric radiator. Plain plastered and covered ceiling. Door to:

En-suite

Original window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with glass enclosure. Heated towel rail. Part tiled walls and tiled flooring.

Bedroom Two

10'6" x 9'11" (3.20 x 3.02)

Original window to side. Electric radiator. Plain plastered and covered ceiling.

Bathroom

Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over and glass screen. Part tiled walls and tiled flooring. Heated towel rail. Plain plastered ceiling.

Externally

The property benefits from allocated parking and beautifully well maintained communal gardens.

Tenure

Leasehold

Lease

Lease Term: 999 years from 2004

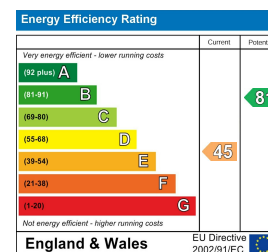
Service Charges £3,000.00 Per Annum

AREA MAP



FLOOR PLANS

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

77 Newton Road, Swansea, SA3 4BN

T 01792 367301 E mu@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

