



Clyne Castle, Blackpill, Swansea, SA3 5BW  
Asking Price £275,000



Opportunity to purchase a spacious top floor two bedroom maisonette, 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 apartment 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. Entrance to the apartment is through the 'Grand Hall' and briefly comprises; hallway with original turret features leading to cloakroom, kitchen/breakfast room and lounge. To the first floor are two bedrooms and a bathroom. Viewing recommended to appreciate the character on offer with this wonderful home, the innovative design and peaceful location combined with the locality to suit the country walker, beach lover or city dweller offering a lifestyle sought by many. No chain.

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### Entrance

Via gated entrance with intercom security system. Enter main building via the 'Grand Hall' up to first floor. At apartment, wooden front door leads into:

### Hallway 24'0 x 22'0 (7.32m x 6.71m)

Original turret feature still remain. Stairs to first floor. Electric storage heater. Step up to cloaks area. Plain plastered ceiling with spot lights. Doors to:

### Cloakroom

Two windows to rear. Comprising low level W.C and pedestal wash hand basin. Towel heater. Door leading to storage cupboard housing tank. Tiled flooring and part tiled walls. Plain plastered ceiling with spot lights.

### Kitchen/Breakfast Room 14'0 x 12'0 (4.27m x 3.66m)

Double windows to front. Fitted with a range of wall, base and drawer units with complementary granite work surfaces over incorporating stainless steel sink with mixer tap and granite drainer. Integrated appliances include fridge/freezer, washing machine, dishwasher and double oven with four ring halogen hob over and extractor above. Electric heater. Tiled flooring. Plain plastered and coved ceiling with spot lights.

### Lounge 25'0 x 16'0 (7.62m x 4.88m)

Two sets of double windows to front allowing plenty of natural light into this spacious room, creating a bright and airy feel. Two electric heaters. Plain plastered and coved ceiling with spot lights.

### First Floor

### Landing

Electric storage heater. Plain plastered ceiling with spot lights. Doors to:

### Bathroom

Plain plastered ceiling with spot lights and skylight window. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with hand held shower attachment. Part tiled walls and tiled flooring.

### Bedroom One 16'0 x 15'0 (4.88m x 4.57m)

Sky light along with a window to front. Vaulted ceiling. Electric heater. Plain plastered ceiling with spot lights. Door to:

### En-suite

Vaulted ceiling with sky light. Three piece suite comprising low level W.C, pedestal wash hand basin and step in shower cubicle with power shower. Towel heater. Fully tiled walls and flooring.

### Bedroom Two 17'0 x 12'0 (5.18m x 3.66m)

Plain plastered ceiling with spot lights and Velux window with an additional Velux window to front. Electric heater.

### External

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

### DIRECTIONS

From our Mumbles office head down towards Mumbles Road at the mini roundabout turn left onto Mumbles Road, continue along Mumbles Road through West Cross to Blackpill. Turn left onto Mill Lane, continue up Mill Lane and the entrance to the Clyne Estate is on the left. Through the gates and the property is located in the main entrance.

### TENURE: Leasehold - Share Of Freehold

The management fee for 2017 is £5,200 & covers both the castle & the general grounds, walls & gates maintenance split approximately 60:40 between these.

The property is leasehold, with the apartment owners having bought the freehold which now resides with the management company. This was purchased to ensure that as all property owners are members of the management company & has a

### COUNCIL TAX: G

### EPC RATING: E

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

