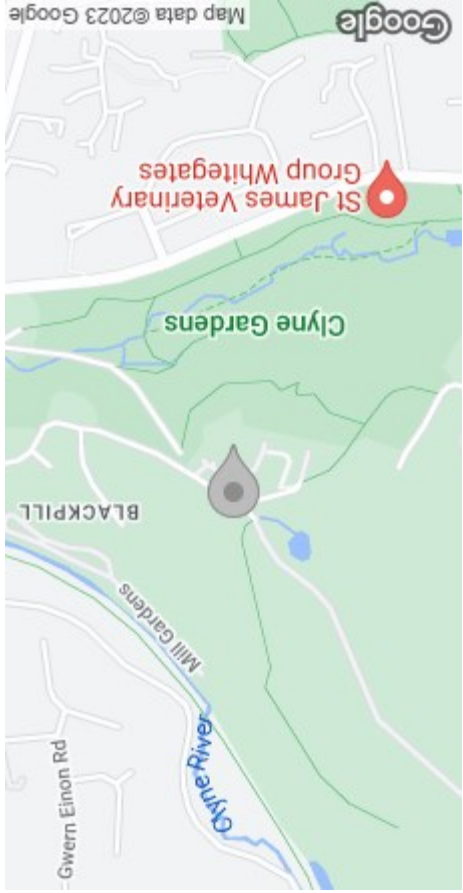


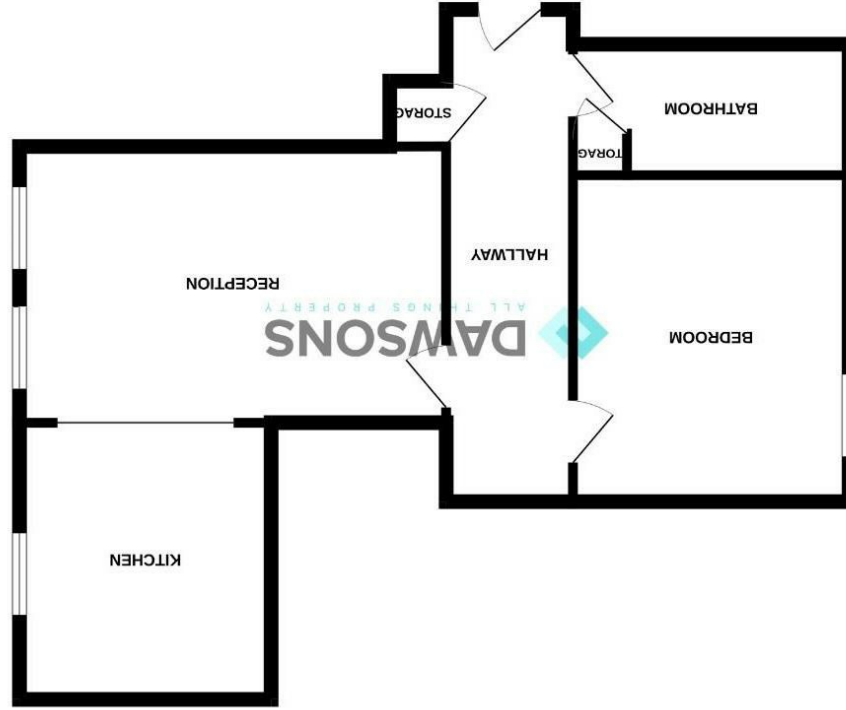
EPC



AREA MAP

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.

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GROUND FLOOR

FLOOR PLAN



12 Clyne Castle, Mill Lane
 Blackpill, Swansea, SA3 5BW
 Asking Price £230,000



GENERAL INFORMATION

Opportunity to purchase a spacious first floor one bedroom apartment. Located within the Grade II listed Clyne Castle which was built in 1791, benefitting from secure gated entrance with audio intercom entry system and a private gate to Clyne Gardens. The apartment is 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: entrance hallway, one bedroom, bathroom, lounge open to modern fitted kitchen. 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. Council Tax Band - E. EPC - C. Leasehold 999 year lease 01/01/2005 - 01/01/3004, 981 years remaining. Ground Rent and Service Charge combined £3,000 - £3,500 p.a.

FULL DESCRIPTION

Entrance

Enter via front door into:

Hallway

19'9 x 4'5 (6.02m x 1.35m)

Wall mounted electric heater. Coved ceiling with spotlights. Rooms off.

Bathroom

11'7 x 5'2 (3.53m x 1.57m)

Three piece suite comprising low level W.C, pedestal wash hand basin and P-shaped bath with shower over. Wall mounted chrome towel heater. Part tiled walls and tiled flooring. Extractor fan and spotlights to ceiling.



Bedroom

13'11 x 13'6 (4.24m x 4.11m)

Large window. Built in wardrobes housing hanging space and shelving. Wall mounted electric heater. Coved ceiling with spotlights.

Lounge

17'10 x 11'6 (5.44m x 3.51m)

Window to side providing an abundance of natural light, creating a bright and airy feel. A contemporary wall mounted electric fireplace is a charming focal point and adds character to the room. Two wall mounted electric heaters. Coved ceiling with spotlights.

Kitchen

11'2 x 10'6 (3.40m x 3.20m)

Window to side. Fitted with a range of white high gloss wall and base units with complementary granite work surfaces over, incorporating bowl and a half sink and drainer unit with mixer tap. Integrated appliances include dishwasher, fridge/freezer, four ring electric hob with stainless steel chimney style extractor hood over along with eye level double oven and microwave. Extractor. Tiled flooring. Coved ceiling.

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. Allocated parking.

