



14 Clyne Castle

Blackpill, Swansea, SA3 5BW

Offers Over £210,000



FULL DESCRIPTION

Communal Entrance

Private gated entrance with security code entry system. Communal entrance hall with stairs to top floor. Apartment entrance into:

Hallway

Electric storage heater. Access to attic via hatch. Wall mounted intercom entry system. Fitted storage cupboard with additional airing cupboard housing water tank. Plain plastered and coved ceiling with spotlights. Doors to:

Lounge

15'8" x 10'11" (4.78 x 3.33)

Windows to both front and side enjoying sea views, providing plenty of natural light giving this spacious room a bright and airy feel. Two electric storage heaters. Plain plastered and coved ceiling with spotlights. Open to:

Kitchen

14'2" x 6'3" (4.32 x 1.91)

Window to side. Fitted with a range of white high gloss wall, base and drawer units with complementary work surfaces and upstand over incorporating sink and drainer unit with mixer tap. Integrated appliances include 'Neff' dishwasher, 'Neff' microwave, 'Neff' washing machine, 'Neff' fridge/freezer and 'Neff' double oven and hob with extractor hood above. Tiled flooring. Electric storage heater. Tiled flooring. Plain plastered and coved ceiling with spotlights.

Bedroom One

15'2" x 8'3" (4.62 x 2.51)

Window to front. Electric storage heater. Plain plastered and coved ceiling with spotlights.

Bedroom Two

13'8" x 11'0" (4.17 x 3.35)

Window to rear. Electric storage heater.

Bathroom

7'8" x 7'1" (2.34 x 2.16)

Three piece suite comprising low level W.C, pedestal wash hand basin and p-shaped bath with shower over and glass screen. Chrome towel heater. Shaver point. Fully tiled walls and flooring.

External

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

Tenure

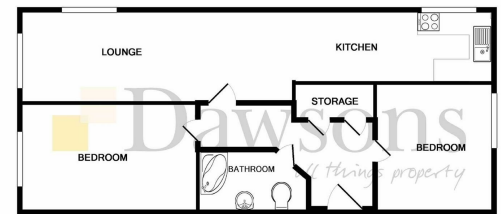
Half Yearly Service Charge £932.99 and Half Yearly Estate Charge £541.08

Lease 999 years from 2005, approx 982 years remaining

AREA MAP



FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metroni 02/18

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

