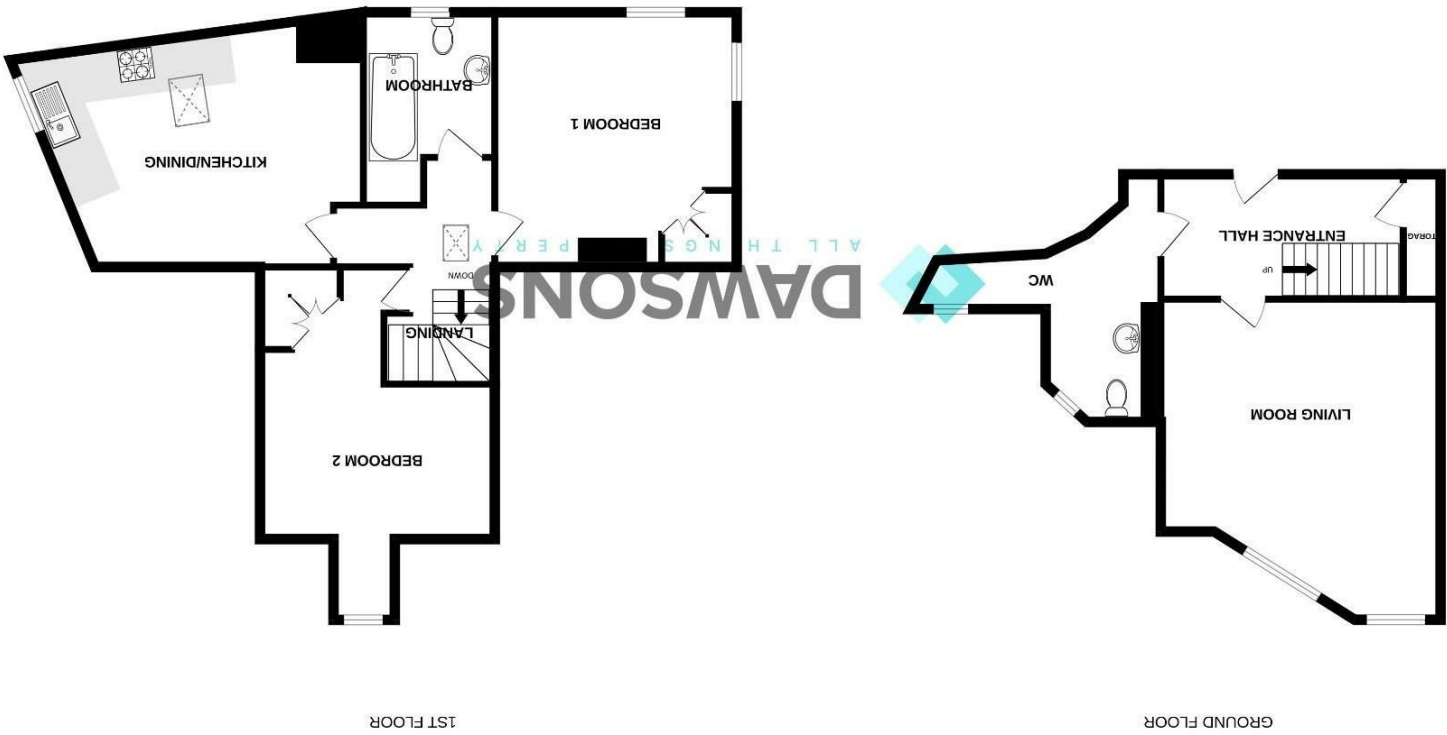


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

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FLOOR PLAN



AREA MAP

GENERAL INFORMATION

An Exceptional Two Bedroom Maisonette within the Historic Clyne Castle

Situated within the prestigious Clyne Castle, this distinctive two bedroom maisonette, with Amtico flooring throughout, offers spacious and characterful accommodation arranged over two levels, blending period charm with modern convenience in one of Swansea's most sought-after landmark developments.

The property is accessed via the first-floor communal hallway, leading into a private entrance hall. This level comprises a generous living room, providing a comfortable and inviting reception space, together with a convenient cloakroom/WC, creating a practical and versatile layout that is ideal for both residents and guests. Stairs rise to the principal accommodation above.

The spacious landing provides access to two well-proportioned double bedrooms, a family bathroom and an impressive kitchen/dining room, with an impressive German kitchen and Neff appliances, offering an excellent space for both everyday living and entertaining.

Clyne Castle is renowned for its striking architecture, beautifully maintained communal grounds and enviable location adjacent to Clyne Gardens, while being just moments from Blackpill seafront, Mumbles and Swansea city centre. The property offers a unique opportunity to enjoy the character of a historic building combined with the practicality of contemporary apartment living.

FULL DESCRIPTION

Entrance Hall

Living Room
18'1 x 15'9 (5.51m x 4.80m)

WC
14'1 x 14' (4.29m x 4.27m)

Stairs To First Floor

Landing

Kitchen / Dining Room
19'11 x 14'5 (6.07m x 4.39m)

Bedroom 1
14'5 x 13'8 (4.39m x 4.17m)

Bedroom 2
19'11 x 13'3 (6.07m x 4.04m)

Bathroom



Parking
Off road parking is provided via 2 parking spaces.

Tenure
Leasehold
5552.50 P.A Service Charge / Estates Charge £2319.94 P.A.
999 Lease From 1st January 2005

Council Tax Band
F

EPC - E

Services
Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently with Sky. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

