

The Gatehouse, 19 St  
Annes Western Lane,  
Mumbles, Swansea,  
SA3 4EW



# The Gatehouse, 19 St Annes Western Lane, Mumbles, Swansea, SA3 4EW

Offers In The Region Of  
**£425,000**



Set within the prestigious St Anne's Development, we offer for sale this superb two-bedroomed townhouse, which has delightful views over Mumbles Bay and of Oystermouth Castle. The property is within easy walking distance of the local shops, restaurants, wine bars, and the seafront promenade at Mumbles.

The accommodation comprises a reception hall, kitchen, two bedrooms (one with en-suite), bathroom, and on the first floor a spacious lounge.

Accessed via gated entry, there are an integral garage, a further parking space, visitor parking, and communal gardens. The Gatehouse also benefits from a private courtyard. EER-C79



### Entrance

Via a oak hardwood door into the hallway.

### Hallway

With a door to the storage cupboard. Door to kitchen. Door to bathroom. Door to bedroom two. Radiator. Wall-mounted door entry system.

### Bedroom Two

11'9" x 9'9"

With a double glazed window to the rear offering views of Oystermouth Castle. Double glazed window in the gable end offering sea views of Mumbles Bay. Radiator. Sliding doors to built-in wardrobes.

### Bathroom

10'3" x 5'8"

With a double glazed window in the gable end offering sea views of Mumbles Bay. Well-appointed suite comprising; P-shaped bath with oversized shower head above. Glass screen. Low-level w/c. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail. Spotlights. Extractor fan.

### Kitchen

15'10" x 12'10"

Double glazed windows in the gable end offering panoramic sea views of Mumbles Bay and beyond. Double glazed patio doors to the front with glass Juliette balcony overlooking private courtyard, communal grounds, with Village Lane and Mumbles Hill beyond and sea views. Well-appointed kitchen fitted with a range of base and wall units, and a running granite worksurface incorporating a one and a half bowl stainless steel sink. Miele five ring gas hob, electric oven/grill, and extractor hood. Integral dishwasher. Integral fridge/freezer. Space for washing machine. Wall-mounted enclosed gas boiler. Wood flooring. Spotlights. Radiator. Stairs to the first floor and to the lower ground floor.

### Lower Ground Floor

#### Bedroom One

12'2" x 9'10"

With a double glazed door to the private courtyard. Door to en-suite. Door to walk-in wardrobe. Door to storage cupboard. Radiator.



### En Suite

8'0" x 3'10"

A well-appointed suite comprising; shower cubicle that extends for the length of the left-hand wall. Oversized shower head above. Low-level w/c. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail. Spotlights. Extractor fan.

### Courtyard

Private courtyard (accessed from Bedroom One).

### First Floor

#### Lounge

26'9" x 17'5"

With double glazed windows offering panoramic sea views of Mumbles Bay and Oystermouth Castle. Door to inner hall. Wood flooring. Three radiators.

### Views

#### Inner Hall

With a door to the landing.

#### External

Access to integral garage, further designated parking space, visitor parking, and communal gardens. Private courtyard (accessed from Bedroom One).

### Aerial Aspect

### Another Aspect

#### Garage

15'10" x 11'3"

Power & light. Automatic up & over door.

#### Council Tax Band

Council Tax Band - G

#### Tenure

Leasehold (112 years left on the lease)





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 79      | 79        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

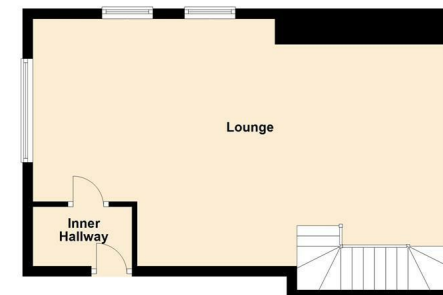
**Lower Ground Floor**  
Approx. 17.0 sq. metres (182.6 sq. feet)



**Ground Floor**  
Approx. 41.0 sq. metres (441.1 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 98.9 sq. metres (1064.7 sq. feet)