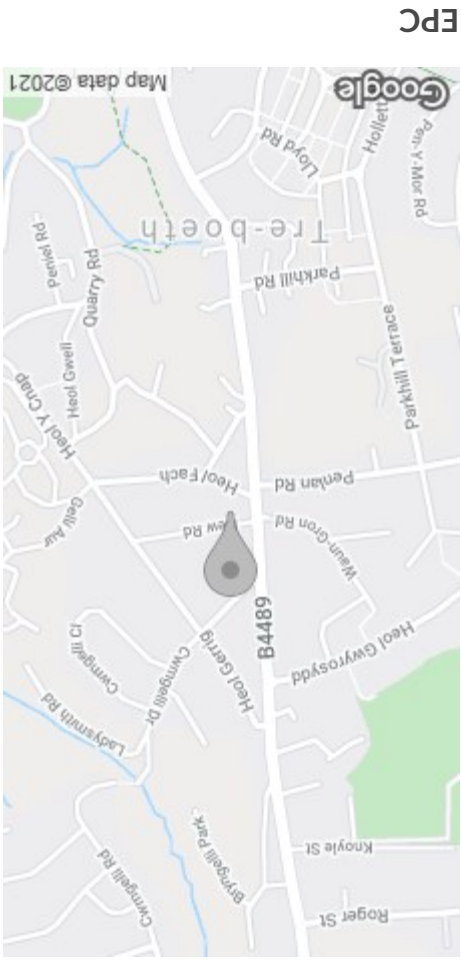


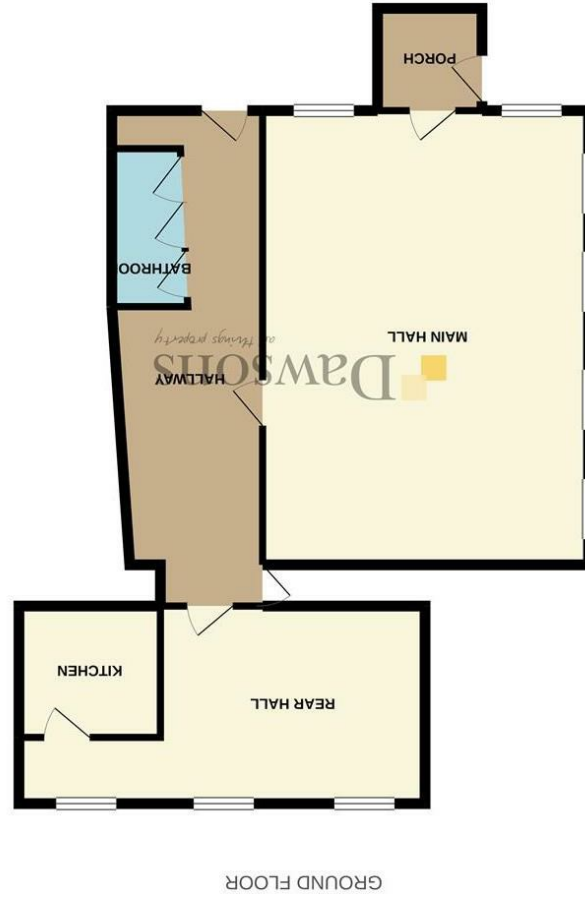


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

This floor plan has been made to ensure the accuracy of the layout contained here. Measurements are not intended to be used for the purpose of determining the area of the property. The floor plan is not intended to be used as a guide to the layout of the property. It is not intended to be used as a guide to the layout of the property. It is not intended to be used as a guide to the layout of the property.



AREA MAP



FLOOR PLAN



682 Llangyfelach Road
 Treboeth, Swansea, SA5 9EN
 Auction Guide £65,000



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN.

THE BIDDING WILL OPEN ON THE 2ND OF JUNE AT MID DAY AND WILL CLOSE ON THE 3RD OF JUNE AT MID DAY.

FOR MORE INFORMATION PLEASE CALL THE OFFICE.

Unique opportunity to purchase a Chapel, located on Llangyfelach Road. The location benefits from being close to local amenities, Swansea City Centre and the M4. The Church sadly is no longer in use and the building comprises: entrance porch, main hall, side hallway, four W.C.s and a rear hall. Externally to front is an enclosed front lawn with side access to the rear garden. To the rear is a large grass lawn. The property offers potential development opportunities subject to the relevant planning applications, the building IS NOT listed. Viewing strongly recommended. EPC - N/A

FULL DESCRIPTION

SUMMARY

Unique opportunity to purchase a Chapel, located on Llangyfelach Road. The location benefits from being close to local amenities, Swansea City Centre and the M4. The Church sadly is no longer in use and the building comprises: entrance porch, main hall, side hallway, four W.C.s and a rear hall. Externally to front is an enclosed front lawn with side access to the rear garden. To the rear is a large grass lawn. The property offers potential development opportunities subject to the relevant planning applications, the building IS NOT listed. Viewing strongly recommended. EPC - N/A



ENTRANCE PORCH

Entrance door to side, uPVC double glazed window to front, door to:

CHURCH HALL

59'2" x 20'1" (18.04m x 6.14m)

Two windows to front, five windows to side, eight radiators, door to:

SIDE HALLWAY

46'1" long x 8'6" (14.07m long x 2.60m)

Entrance door to front, entrance door to side, two vanity unit sinks, three radiators, access to three toilets, storage cupboard and cupboard housing boiler.

REAR HALL

19'1" x 27'1" (5.83m x 8.28m)

Three windows to rear, four radiators, door to:

KITCHEN

9'8" x 8'0" (2.95m x 2.45m)

Kitchen is fitted with matching wall and base units long with complimentary work surface.

EXTERNALLY

FRONT

Enclosed front lawn with side access to the rear garden.

REAR

Large grass lawn.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £995 plus VAT (£1,194).

Should the property go to an online auction a different fee is payable. A

holding fee of £1,800 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - TBC

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

