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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Fail	Fail

England & Wales
 2022 EPC
 Map data ©2021

EPC



AREA MAP

FLOOR PLAN



Land To The Rear Of Capel Y Trinity
 Sketty, Swansea, SA20QG
 Auction Guide £35,000



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN.

THE BIDDING WILL OPEN ON THE 10TH OF MAY AT MID DAY AND WILL CLOSE ON THE 11TH OF MAY AT MID DAY.

FOR MORE INFORMATION PLEASE CALL THE OFFICE

Rectangular parcel of land in a prime location to the rear of Capel Trinity on Glanmor Park Road, Sketty. The site is home to an old scout hut of non standard construction. The measure up for this can be found in the details. The site is approx 0.37 acres (please make your own investigations into the exact size and dimensions of the plot). The site benefits from being close to local amenities, a short drive from the city centre and being close to Singleton Park. (The access will be confirmed within the legal documents). Viewings recommend.

Japanese Knotweed Present Within The Boundary.

AUCTION REGISTRATION LINK

<https://www.dawsonsproperty.co.uk/auction/land-to-the-rear-of-capel-y-trinity-glanmor-park-road-sketty-swansea-sa2-0qg>

FULL DESCRIPTION

SUMMARY

Rectangular parcel of land in a prime location to the rear of Capel Trinity on Glanmor Park Road, Sketty. The site is home to an old scout hut of non standard construction. The measure up for this can be found in the details. The site is approx 0.37 acres (please make your own investigations into the exact size and dimensions of the plot). The site benefits from being close to local amenities, a short drive from the city centre and being close to Singleton Park. (The access will be confirmed within the legal documents). Viewings recommend. Japanese Knotweed Present Within The Boundary.

SCOUT HALL



FRONT ENTRANCE PORCH

Entrance door, doors to:

SIDE HALLWAY

Access to four rooms and cupboard.

ROOM ONE

6'9" x 7'3" (2.08m x 2.23m)
Window to front.

ROOM TWO

6'9" x 7'1" (2.07m x 2.16m)
Window to front.

ROOM THREE

6'10" x 7'3" (2.10m x 2.22m)
Window to side, storage cupboard.

ROOM FOUR

5'8" x 6'7" (1.73m x 2.02m)

MAIN HALL

43'4" x 9'4" (13.22m x 2.86m)
Four windows to side, doors to:

KITCHEN

9'10" x 14'6" (3.01m x 4.44m)
Window to side, kitchen fitted with matching wall and base units.

STORAGE ROOM

10'5" x 17'9" (3.19m x 5.42m)
Window to side, built-in storage.

GAMES ROOM

18'4" x 14'9" (5.61m x 4.50m)
Four windows to side.

RAER HALL

Doors to:

TOILETS

10'4" x 12'0" (3.16m x 3.68m)
Access to both ladies and gentlemen's toilets with two sinks and two W.C.

WORKSHOP

14'5" x 17'5" (4.4m x 5.32m)

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 - Freehold

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