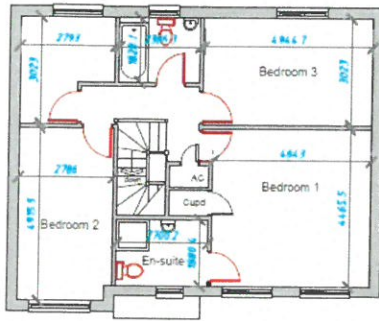


# Dawsons

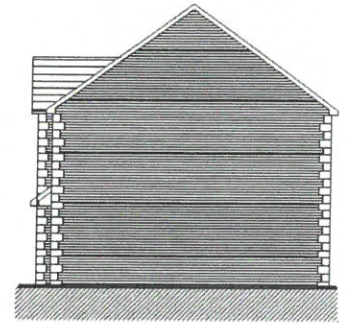
estate agents



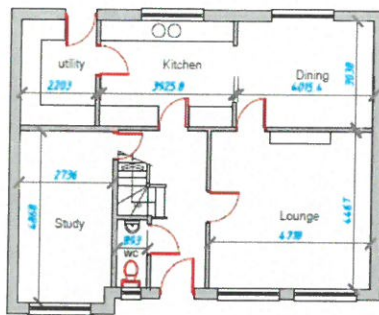
FIRST FLOOR PLAN



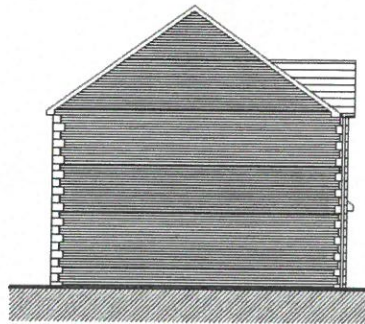
FRONT ELEVATION



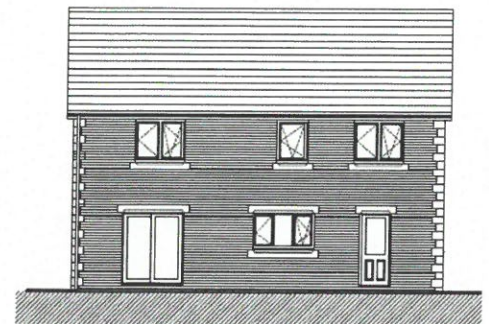
SIDE ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION



REAR ELEVATION



## BUILDING PLOT ADJACENT TO THE LODGE, WESTFIELD ROAD, WAUNARLWYDD, SWANSEA

- FOR SALE BY AUCTION
- WEDNESDAY 2<sup>ND</sup> AUGUST
  - AT 3:00 PM
- THE MARRIOTT HOTEL
- SWANSEA MARINA

OFFERS IN EXCESS OF £68,000

11 Walter Road, Swansea, SA1 5NF  
T: 01792 478 904/03 | F: 01792 643 974  
sw@dawsonsproperty.co.uk





## SUMMARY

We are pleased to offer this building plot set on a quiet road in Waunarlwydd. Benefiting from mains services and being close to local schools and amenities. The plot has detailed planning permission for a four bedroom detached property.

The seller will provide passing bay and street lighting to satisfy planning consent and will also provide the mains services (mains gas, electric, water and drainage) within the road. The purchaser will need to connect services after completion.

PLANNING APPLICATION NUMBER: 2017/0726/FUL



## DIRECTIONS

From our Killay office proceed along Gower Road in the Dunvant direction, on reaching the mini roundabout bear right onto Goetre Fawr Road and follow this road down to Dunvant Square, at the mini roundabout bear right heading towards Gowerton, continue down to the mini roundabout and turn right into Sterry Road, proceed through the traffic lights towards Waunarlwydd. On reaching the village bear left towards Swansea Road and Westfield Road can be found immediately on you left after the dentist surgery. The plot is situated further down on the right hand side.

**TENURE:** TBC

**VIEWING:** DRIVE BY VIEWINGS ONLY. DAWSONS TEL: 01792 478903/04

NB: All successful purchasers will be subject to a buyer's premium of £250 plus VAT.

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

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.