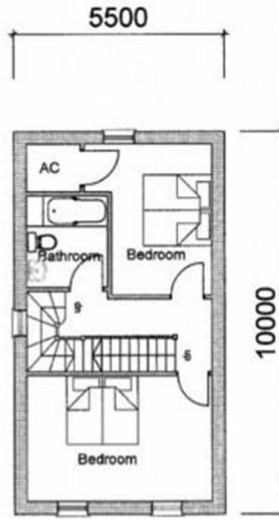
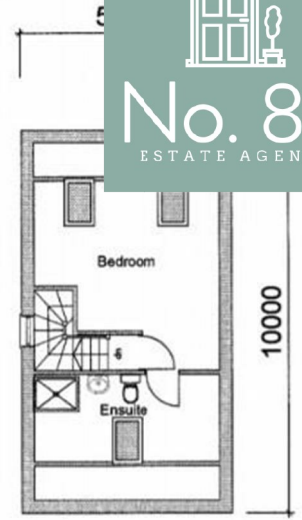


GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SCALE PARAMETERS
 Length 9.300m Minimum - 10.000m Maximum
 Width 5.200m Minimum - 5.500m Maximum
 Height 7.300m Minimum - 7.500m Maximum

PROPOSED DETACHED DWELLING
 LAND ADJACENT TO 125 WEST STREET GORSEINON SWANSEA
 PROPOSED PLANS

Scale 1:100
 Drg No 002

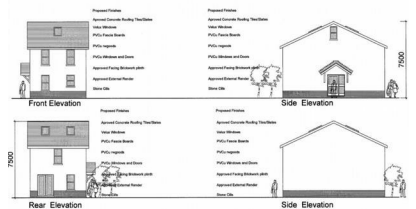
West Street, Gorseinon, Swansea SA4 4AG

Asking Price £65,000

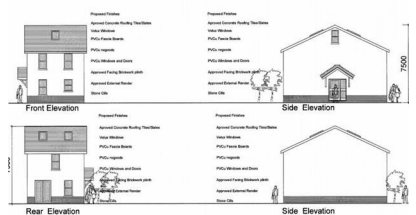


An opportunity to purchase a building plot on West Street, Gorseinon, within close proximity to local schools and amenities in the area. There is approval for outline planning permission for a detached 3 bedroom property with off road parking. Accommodation over 3 floors, comprises: GF - Living Room, Cloakroom & Kitchen/dining room. FF - Two bedrooms & family bathroom SF Master bedroom and ensuite. Planning refs no: 2020/0765/.

- Plot adj to 125 West Street, Gorseinon
- Three bed detached property
- GF: Living room, cloakroom and kitchen/dining room
- SF - Master bedroom & ensuite
- Outline planning permission
- Over 3 floors
- FF - Two bedrooms & bathroom
- Parking for 2 cars.

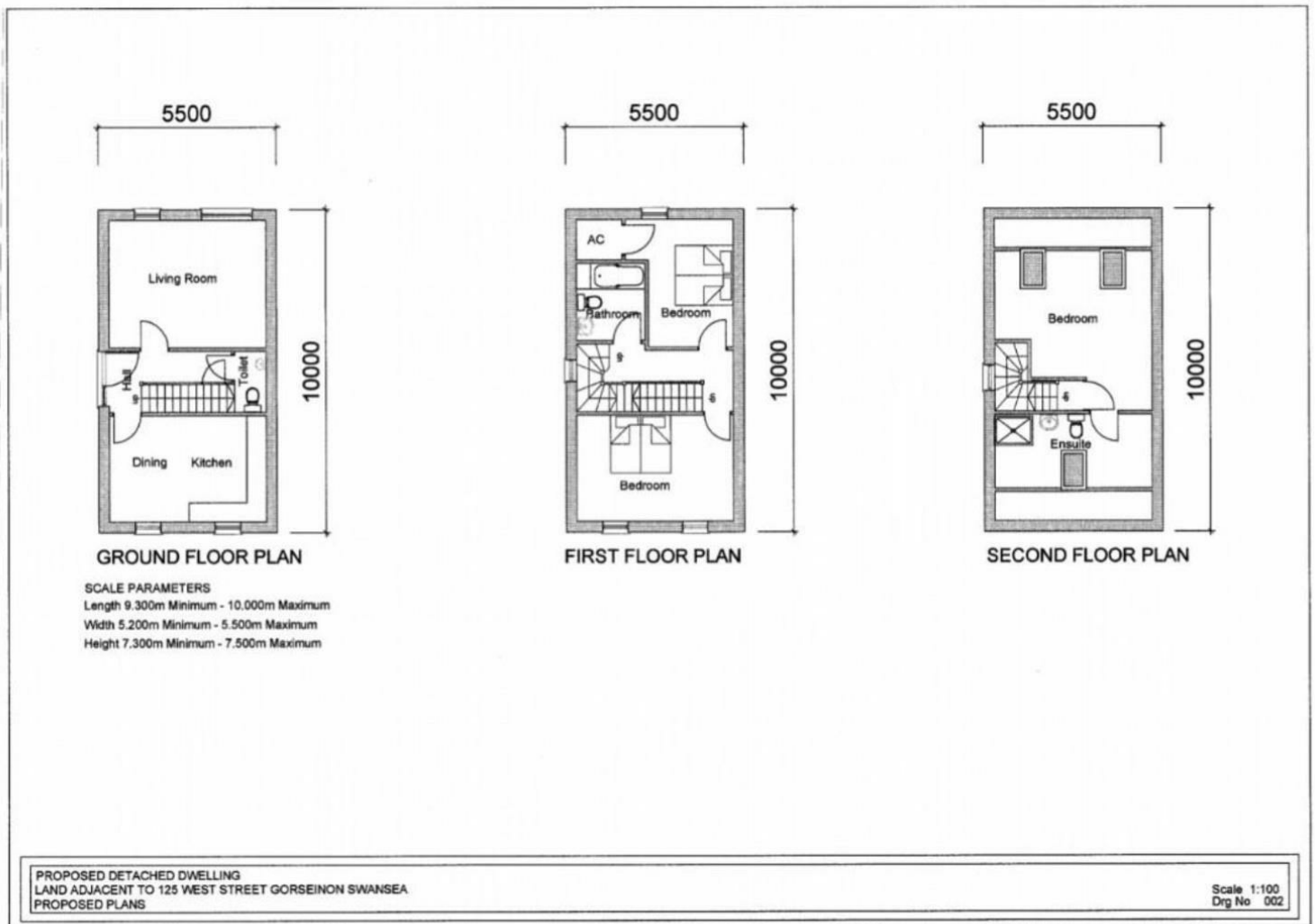


PROPOSED DETACHED DWELLING
 LAND ADJACENT TO 125 WEST STREET GORSEINON SWANSEA
 PROPOSED ELEVATIONS



PROPOSED DETACHED DWELLING
 LAND ADJACENT TO 125 WEST STREET GORSEINON SWANSEA
 PROPOSED ELEVATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.