



SALE AGREED. 58 Penfilia Road

Brynhyfryd, Swansea, SA5 9HS

£45,000



GENERAL INFORMATION

SALE AGREED.

A self-build plot with an approximate frontage of 9m (29.5feet), narrowing to 8.1m (26.5 feet) and approximate depth of 20m (65.5feet)in this popular location.


Outline Planning Consent has been granted by City and County of Swansea for the construction of a detached dwelling with off-road parking. Full details are available on request, or alternatively, can be viewed by visiting www.swansea.gov.uk/planning. Planning Application numbers: 2011/0414 and subsequent 2017/2390 in relation to extension of time.

Access to the eventual property will be via Bryn Street as shown on aerial view.

FULL DESCRIPTION

FLOOR PLAN

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 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	

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.

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