

Residential For Improvement

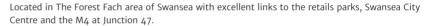


9 Llwyncelyn, Fforestfach, Swansea SA5 4AS

*GUIDE PRICE:

£55,000 + (plus fees)

Semi Detached House



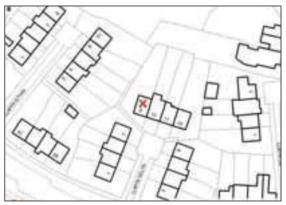
Ground Floor: Entrance hall, lounge, rear hallway, kitchen and bathroom.

First Floor: Three bedrooms.

Outside: Gardens to front rear and side.

Viewing Schedule:

Tuesday 9th October 13.00-13.30 Tuesday 16th October 13.00-13.30 Friday 19th October 11.00-11.30



Tenure: See Legal Pack

Local Authority: Swansea City and Borough Council

Solicitors: Hamlins LLP, Roxburghe House, 273 / 287 Regent Street, London, W1B 2AD. Tel: 020 7355 6000.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £594 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.