



Residential For Improvement

9 Llwynceilyn, Fforestfach, Swansea SA5 4AS

***GUIDE PRICE:**

£55,000 + (plus fees)

Semi Detached House

Located in The Forest Fach area of Swansea with excellent links to the retails parks, Swansea City Centre and the M4 at Junction 47.

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.