

Lot 24

6 Pen-y-Cwm with land at rear & 79 Stepney Road Cockett, Swansea, West Glamorgan SA2 0FL

GUIDE PRICE: £420,000



PORTFOLIO OF TWO HOUSES AND PLOT OF LAND OFFERING EXCELLENT DEVELOPMENT POTENTIAL

This small portfolio consists of two detached properties and a further plot of land situated on an overall plot of approx 2.1 acres. The portfolio consists of a five bedroom detached property with annexe that we understand is currently let at £699 pcm on an AST that expires on 1/9/09, with a vacant area of land to the rear, and a further three bedroom detached property currently let at £550 pcm on an AST that expires on 23/7/09. We understand that planning permission was granted for a four bedroom dwelling to be built on the land in 2002 although this has since expired. Pen-y-cwm is a quiet cul-de-sac off Stepney Road located approximately 3 miles from Swansea Town Centre and within easy reach of the M4 motorway.

ACCOMMODATION

No 6: five bedroom accommodation with vacant area of land
No 79: three bedroom accommodation

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

City & County of Swansea: 01792 636000
Council Tax Band: No 6: F

VENDORS SOLICITORS

To be confirmed

VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES