



Burry View

| Penclawdd | Swansea | SA4 3XS

Bidding opens Monday 17th June 2024 at Midday and closes Wednesday 19th June 2024 at Midday.

A spacious five bedroom detached house on a large plot which could provide development potential subject to all usual consents. The accommodation benefits from double glazed fenestration, gas central heating (not tested), garage and outhouse/store to the rear.

Positioned at the gateway to the north Gower Peninsular (Area of Outstanding Natural Beauty) close to the Loughor Estuary. Penclawdd has a good array of amenities from local shops, supermarket, community centre, public houses and takeaways.

Accommodation:

Ground Floor: Hallway, large lounge, sitting room, dining room, kitchen, shower room.

First Floor: Landing five bedrooms.

Outside: Substantial plot with overgrown garden to rear with outhouse/store and possible scope for development as stated above. Wide front garden with gated driveway and garage. Gated pathway to side.

Tenure: Advised Freehold

Viewings: Auction House Wales on 02920 475184

Guide Price: £135,000+

BURRY VIEW

Auction Guide £135,000





Call Hern & Crabtree to arrange a viewing on **02920 228135**



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



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.