

THE GUILD
PROPERTY
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GOLD WINNER

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Plot, 39 Peniel Green Road, Llansamlet, Swansea, City And County of Swansea.
SA7 9AS



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£100,000

Main Features

- Building Plot with Approved Planning Permission
- Detached Dwelling Plans
- Annexe
- Close Links To The M4 Corridor
- Popular Area
- Short Drive to Morfa and Swansea City Centre

General Information

An ideal opportunity to purchase a plot of land on Peniel Green Road, Llansamlet. At the end of the plot there is an annexe with a kitchen space and shower room. There is also approved planning for a detached dwelling and retention and

completion of the annexe.

The planning reference is PP 07499793 with Swansea Council.

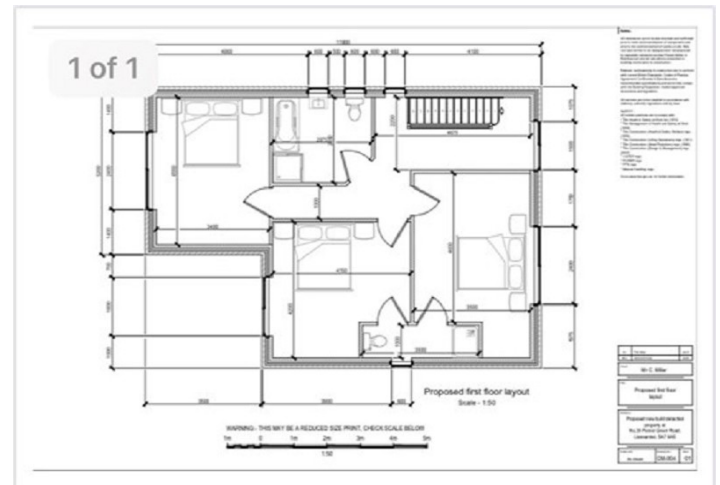
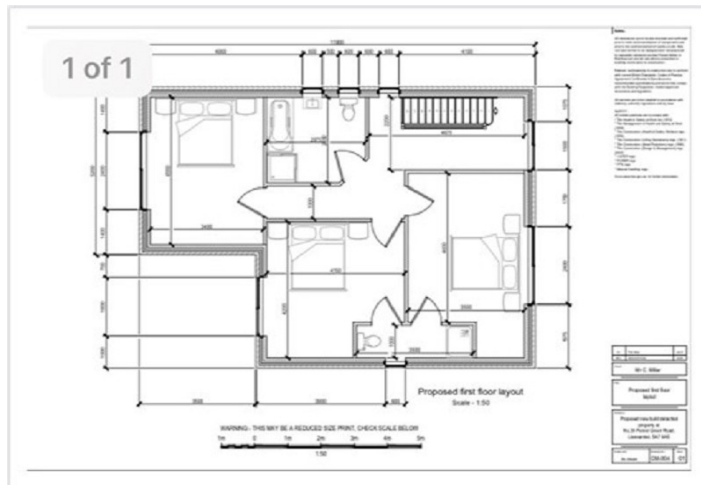
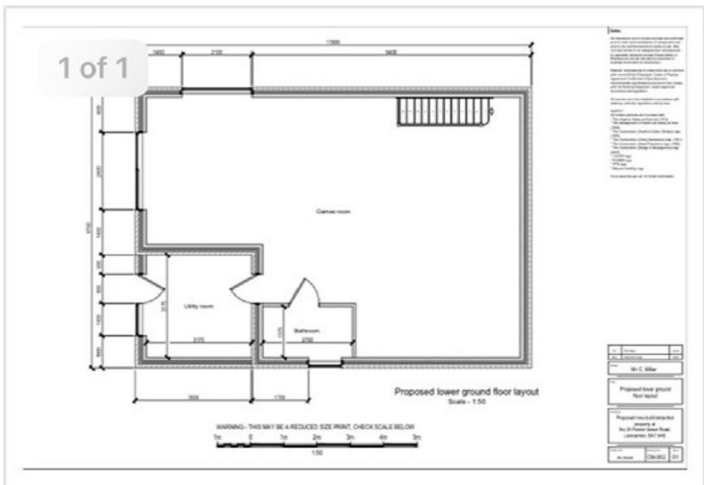
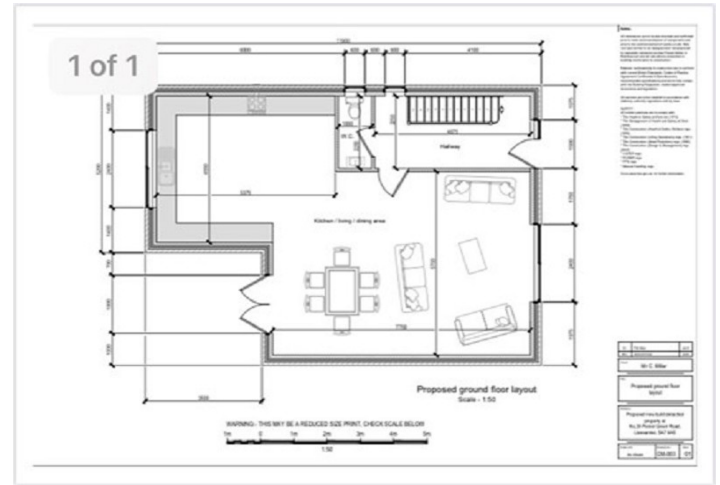
Viewings

Utilities


Current council tax banding Not Specified

Current heating type Not Specified

Tenure Not Specified



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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