



2021  
WALES  
SALES  
GOLD WINNER  
Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



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



**PETER MORGAN**

**£75,000 Guide Price**



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.

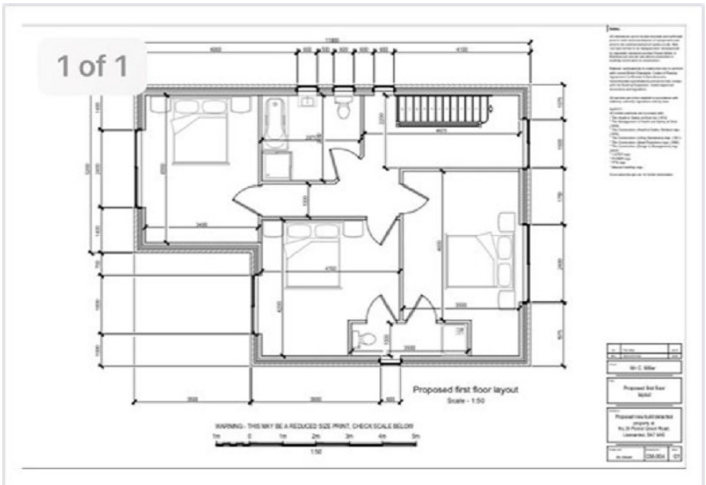
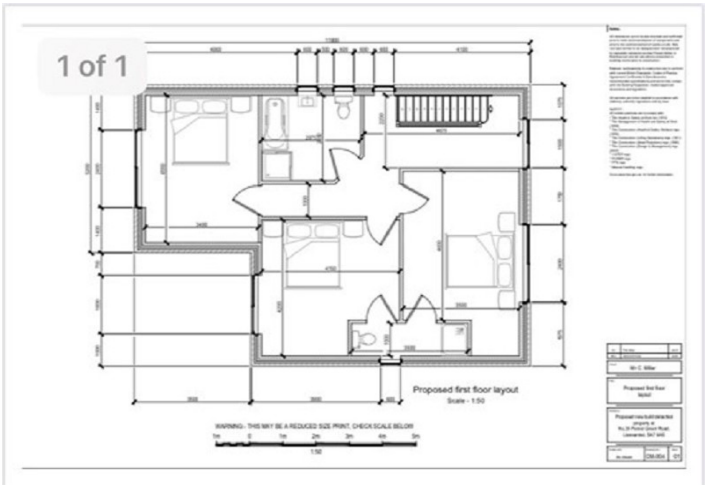
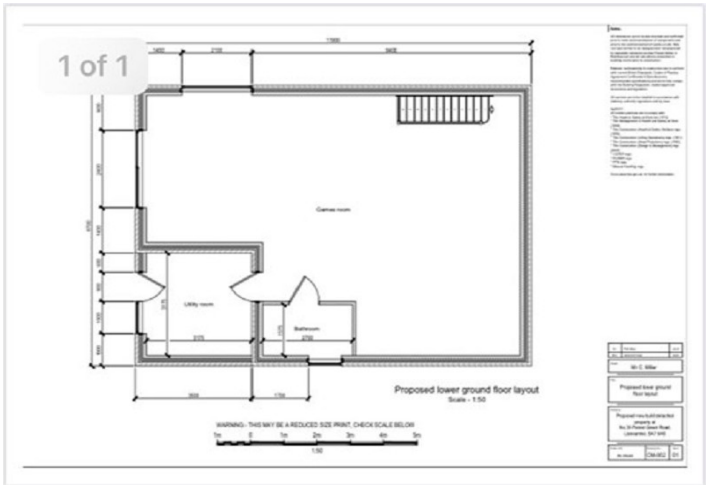
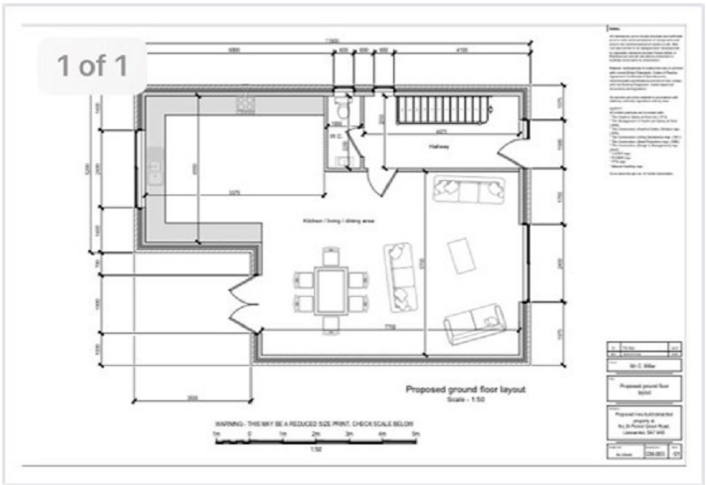
Viewings

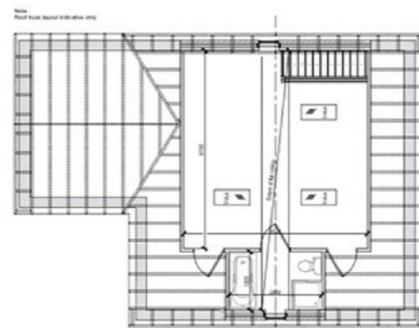
Utilities

Current council tax bandingNot Specified

Current heating typeNot Specified

Tenure (To be confirmed)Freehold



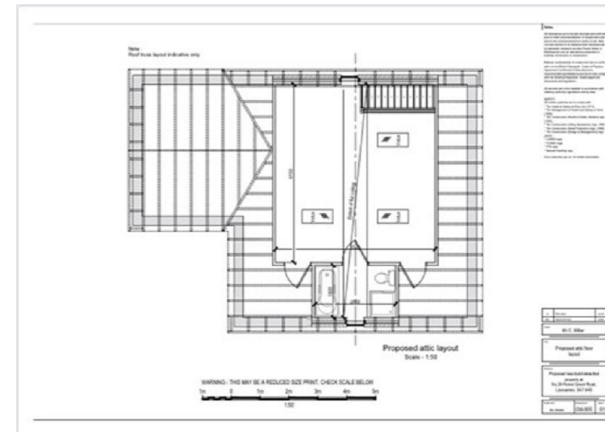
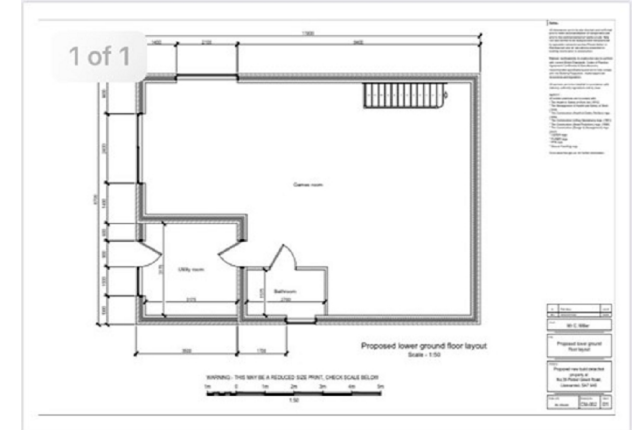
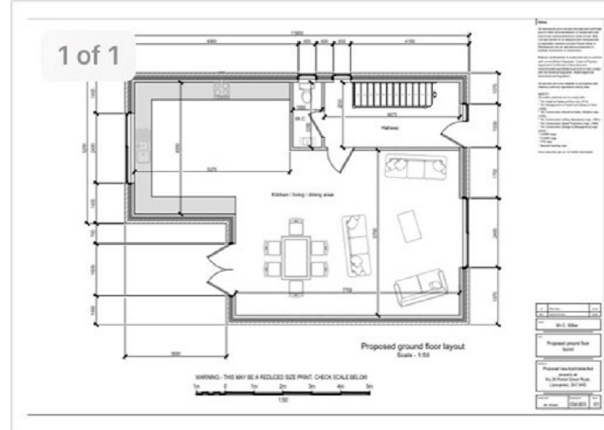


WARNING: THIS MAY BE A REDUCED SIZE PRINT. CHECK SCALE BELOW

1m 2m 3m 4m 5m

1:50

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
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 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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# PETER MORGAN

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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