

FOR SALE

Asking Price £110,000 Leasehold



12 Clos Eileen Chilcott, Llansamlet, Swansea. SA7 9TL

- Three Bedrooms
- Open Plan Kitchen/Diner
- Spacious Plot
- Good Size Garden
- Council Tax Band - C
- Leasehold
- Driveway Parking
- Semi Detached Property
- Lease is 99 years from 04/12/1997



PROPERTY DESCRIPTION

We are pleased to bring to market, a semi detached property in a popular cul-de-sac location of Llansamlet. Briefly comprising of entrance porch, lounge, kitchen/diner with patio doors leading to the rear garden. To the first floor, you will find three bedrooms and family bathroom. Externally, the property offers ample driveway parking to the front, with a generous enclosed garden to the rear and side. Viewing highly recommended.



ROOM DESCRIPTIONS

Entrance Porch

Lounge

4.65m x 4.60m (15' 3" x 15' 1")

Kitchen

4.65m x 2.66m (15' 3" x 8' 9")

First Floor

Landing

Bedroom One

3.39m x 2.76m (11' 1" x 9' 1") - to furthest point

Bedroom Two

2.73m x 2.63m (8' 11" x 8' 8") - to furthest point

Bedroom Three

2.11m x 1.82m (6' 11" x 6' 0")

Bathroom

1.82m x 1.74m (6' 0" x 5' 9")

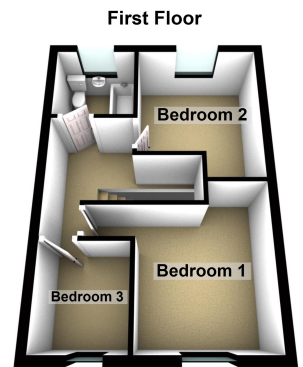
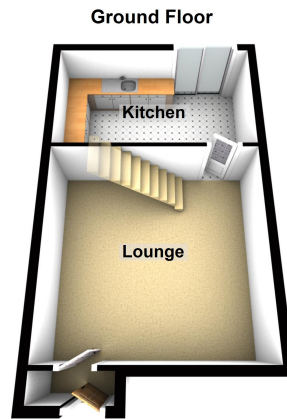
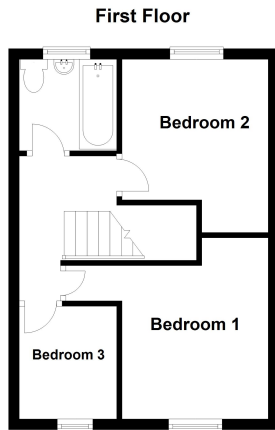
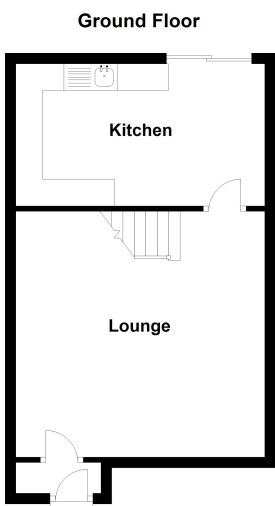
Tenure - Leasehold

Date: 4 December 1997

Term: 99 years from 4 December 1997



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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