



**682 Llangyfelach Road, Treboeth, Swansea,
SA5 9EN**

Asking Price: £95,000

- For Sale By Auction
- Full Planning Granted
- Kitchen
- Former Chapel
- Two Reception Rooms
- Larger Than Average Rear Garden
- Fantastic Investment Opportunity



Entrance

Entered via side door to:-

Vestibule

With window to front and opening to:-

Main Chapel

With built in storage cupboard space, 5 windows to side aspect and opening to:-

Inner Hallway

With wall mounted boiler (supplying domestic hot water and gas central heating) doors to side and rear aspect and access to 4 W.C's

Reception Room

A spacious light and airy room with 3 windows to rear aspect and door to:-

Kitchen Facility

With a range of matching base and wall units, work surface space incorporating sink unit with hot and cold mixer taps over and electric cooker.

External

To the rear of the property is a larger than average enclosed garden laid to lawn with stone wall boundaries.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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