

PUBLIC AUCTION

(Subject to conditions of sale and unless sold previously)

To be held at

The Rasoi Indian Kitchen (Formerly The Glamorgan Arms)

Pontlliw, Swansea, SA4 9DY

On

Wednesday 29th October at 3PM.

To Include:



LOT 1

**Stables and Land at Llanmadoc,
Swansea, SA3 1DE**

Two number loose boxes, other buildings together with mostly sound level to gently sloping pasture land in all amounting to about 11.294 acres. Coastal views.

SOLD SUBJECT TO CONTRACT

GUIDE PRICE
£110,000

Solicitors: Goldstones, 10 Walter Road,
Swansea, SA1 5NE



LOT 2

**No. 59 Eaton Crescent,
Uplands, Swansea, SA1 4QN**

A rare opportunity to purchase this 4 bedroomed semi-detached property which requires building works and complete restoration. Garden to front, side and rear together with garage accessed off back lane.

GUIDE PRICE
£150,000

Solicitors: BWL Solicitors, Calvert House,
Calvert Terrace, Swansea, SA1 6AP



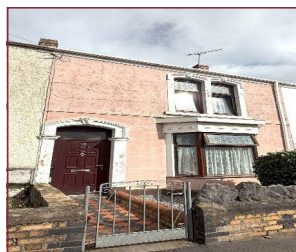
LOT 3

**Land at Ynysallan Farm,
Llansamlet, Swansea, SA7 0PN**

A unique opportunity to acquire approximately 35.06 acres of mixed pasture, scrubland and mature woodland offering natural landscape and exceptional value for those seeking environmental, conservation, agricultural or recreational potential.

GUIDE PRICE
£130,000

Solicitors: Redkite Law, 23-25
Pontardulais Road, Gorseinon,
Swansea, SA4 4FE



LOT 4

**18 Marlborough Road, Brynmill,
Swansea, SA2 0EA**

A mid terrace three bedroom property of traditional construction under a pitched tiled roof with a flat roof extension to rear. The property has a garden to the rear with a small walled garden to the front. The property is in need of modernisation throughout.

GUIDE PRICE
£170,000

Solicitors: Redkite Law, 23-25
Pontardulais Road, Gorseinon,
Swansea, SA4 4FE



LOT 5

**Land south Cilferi Isaf, Rehoboth
Road, Five Roads, Llanelli, SA15 5EJ**

A conveniently situated parcel of 79 acres on the edge of Five Roads village, a short distance from Llanelli, being a mixture of productive pasture and improvable rough grazing areas, with commanding countryside and coastal views of Carmarthen Bay.

GUIDE PRICE
£200,000

Solicitors: Carpenter Singh
Solicitors, 5 Station Road, Llanelli,
Carmarthenshire SA15 1AF



LOT 6

**Land at Cave Street,
Cwmdu, Swansea, SA5 8LJ**

A 0.22-acre parcel of land with redevelopment potential (subject to obtaining the necessary planning consents) on Cave Street, immediately off the A486 (Carmarthen Road) in the established residential area of Cwmdu, Swansea.

GUIDE PRICE
£25,000

Solicitors: JCP Solicitors, Venture Court,
Waterside Business Park, Valley Way,
Enterprise Park, Swansea SA6 8AH



LOT 7

**Land at Ynys Y Mond Road, Alltwen,
Pontardawe, SA8 3BA**

A parcel of 9.93 acres (approx.) of agricultural land suitable for grazing and cutting, contained in four fields, with long term development potential (s.t.p.c.), situated on the fringes of the popular village of Alltwen, a short distance from the A4067, within easy reach of Pontardawe, the M4 at Junction 45 and Swansea.

GUIDE PRICE
£125,000

Solicitors: To Be Confirmed

For sales particulars and further information contact the Auctioneers Office at Druslyn House,

De la Beche Street, Swansea. Tel: 01792 650705 / property@reesrichards.co.uk

Prospective purchasers must register with the Auctioneers prior to attending the sale.