

R141030 022
PA SW



Tenure

Freehold.

Location

The property is situated on the west side of Pentrepoeth School Road which is located off Clase Road (A48) in the Morriston district of Swansea, approximately 4 miles north of the city centre. Extensive amenities are available in Swansea itself. There is a rail station in the city centre and the A48, B4603 and Junction 45 of the M4 Motorway are all accessible.

Description

The property comprises two detached buildings. The former care home is arranged over ground, first and second floors beneath a pitched roof. The former social services offices is arranged over ground and first floors beneath a pitched roof. Externally there are forecourt gardens to the front with communal car parking to the side and rear. The buildings occupy a site extending to approximately 0.129 Hectares (0.319 Acres). The property may afford potential for redevelopment subject to all necessary consents being obtained.

Accommodation

Cartref Former Care Home:

Ground Floor – Entrance Hallway, One Reception Room, Communal Kitchen (not fitted), Seven Store Rooms, Laundry Room, Six Further Rooms, Utility Room, Boiler House, Five WCs, Two Wet Rooms with WCs

GIA Approximately 358 sq m (3,861 sq ft)

First Floor – One Reception Room, Sitting Room, Fifteen Bedrooms, Two Wet Rooms, One Bathroom, Two WCs, Two Sluices, One Linen Room

GIA Approximately 343 sq m (3,696 sq ft)

Second Floor – One Reception Room, Sixteen Bedrooms, One Shower Room/WC, One Wet Room/WC, One Bathroom, Two Separate WCs, One Linen Room. Two Sluices

GIA Approximately 343 sq m (3,696 sq ft)

NB. There is an internal lift, we are informed that the lift is out of order.

Total GIA Approximately 1,044 sq m (11,253 sq ft)

Floor plans of the former care home are available on our website www.allstop.co.uk

Former Social Services Offices:

Ground Floor – One Room, Kitchen, Cloakroom/WC

GIA Approximately 41 sq m (448 sq ft)

First Floor – Three Rooms, Store Room

GIA Approximately 41 sq m (448 sq ft)

Total GIA Approximately 82 sq m (896 sq ft)

Planning

Local Planning Authority: City and County of Swansea.
Tel: 01792 635701.

Potential for redevelopment/change of use subject to consents.

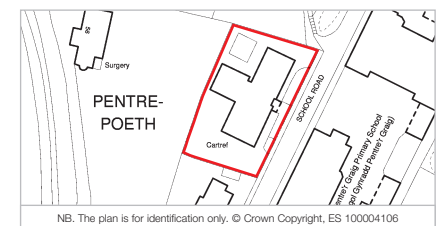
Swansea

**Cartref Residential Home,
Pentrepoeth School Road,
Morriston,
South Wales
SA6 6HZ**

- **Two Freehold Detached Buildings**
- **Comprising Former Care Home and Former Social Services Offices**
- **Occupying a Site extending to approximately 0.129 Hectares (0.319 Acres)**
- **Total GIA 1,126 sq m (12,120 sq ft)**
- **Possible Development Potential subject to obtaining all necessary consents**

Vacant Possession

**BY ORDER OF THE CITY AND
COUNTY OF SWANSEA**




To View

The property will be open for viewing on Monday 13th, Friday 17th, Monday 20th, Friday 24th and Tuesday 28th October between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Freehold Two Buildings

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3,  and visit www.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

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