



Land On The South West Of Gwaun Bedw, Porth CF39 9HN

welcome to

Land On The South West Of Gwaun Bedw, Porth

- Land Opportunity
- Outstanding Location Near The Heart Of Porth
- Outline Planning For Five Properties
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Tenure: Freehold EPC Rating: Exempt

£200,000

A development opportunity for five split level properties (with outline planning permission) in Cymmer, Porth.

The site has an granted permission on the 14th March 2024. The application determination from Rhondda Cynon Taff County Borough Council. Ref 23/0050/13, dated 17th January 2023



view this property online allenandharris.co.uk/Property/TBG109787



Property Ref:
TBG109787 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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