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Building Plot Adjoining

50 Heol Twrch
Lower Cwmtwrch

Swansea

SA9 2TE

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Building Plot Adjoining 50 Heol Twrch

Asking price **£58,000**

A spacious south facing building plot situated in semi-rural surrounds in the village of Lower Cwmtwrch in Upper Swansea Valley just off the A4067 Swansea- Brecon trunk Road a short travelling distance from the Towns of Ystradgynlais and Pontardawe, the City of Swansea, Junction 45 of the M4 Motorway and all local centres of employment and recreation including the Brecon Beacons National Park

The plot, as shown red on the attached plan has frontage to Heol Twrch of 10 feet (3.35 meters) and maximum depth of 85 feet (26 meters) and access to same off Heol Twrch is along the western boundary. There is evidence of Knotweed encroachment on the Northern corner of the plot.

Outline Planning Permission for a detached dormer bungalow was originally granted, subject to conditions, on the 22nd April 2015 by Powys County Council (reference P/2015/0057). The permission was extended, again subject to conditions, for a further three years from 30th January 2024 under application number 23/1899/REM

Tenure

Freehold-with vacant possession upon completion

Services

All Mains Services except Gas

Directions

SA9 2TE- Travelling on the A4067 Ystradgynlais Bypass turn left at the roundabout onto the A4068, proceeding to the village of Lower Cwmtwrch and the is located on the right hand side .

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

