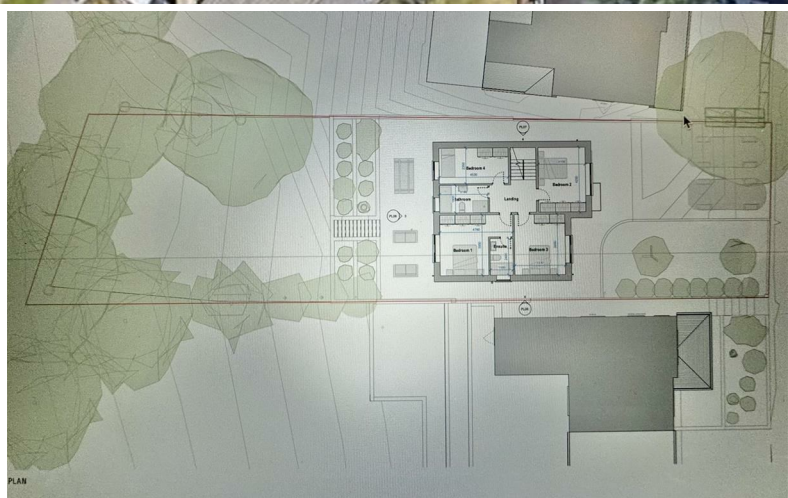




- Full planning permission for a 4-bedroom detached property
- Highly regarded schools nearby, ideal for families
- Fantastic opportunity to build your dream home in a desirable Cardiff suburb

- Generous plot size: Approx. 45.72m x 11.58m
- Close proximity to local amenities
- Excellent transport links to Cardiff city centre and surrounding areas

Caer Wenallt,  
Cardiff,  
CF14 7HQ

  
**THOMAS H  
WOOD**  
COMMERCIAL

**Freehold**  
**Asking Price £195,000**





## \*\*\*\*\*PLOT OF LAND WITH FULL PLANNING PERMISSION FOR A 4 BEDROOM DETACHED DWELLING\*\*\*\*\*

Asking Price £195,000

CONTACT

EMAIL

[sales@thomashwood.com](mailto:sales@thomashwood.com)

TELEPHONE

02920 626252

WEBSITE

### PLOT

An exceptional opportunity to acquire a plot of land measuring approximately 45.72m x 11.58m, situated in the highly sought-after Pantmawr area of Rhiwbina, Cardiff.

The plot comes with full planning permission for a stunning 4-bedroom detached home. Planning ref: 24/01128/FUL

### LOCATION

Nestled in a quiet, residential neighbourhood, the plot benefits from close proximity to local amenities, highly regarded schools, and excellent transport links to Cardiff city centre. Perfect for families looking to build their dream property in this desirable location.

### KEY FEATURES

- Full planning permission for a 4-bedroom detached property
- Generous plot size: Approx. 45.72m x 11.58m
- Quiet, family-friendly residential neighbourhood
- Close proximity to local amenities
- Highly regarded schools nearby, ideal for families
- Excellent transport links to Cardiff city centre and surrounding areas
- Fantastic opportunity to build your dream home in a desirable Cardiff suburb

### TENURE

This plot is understood to be Freehold. This will be verified by the purchaser's solicitor.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

