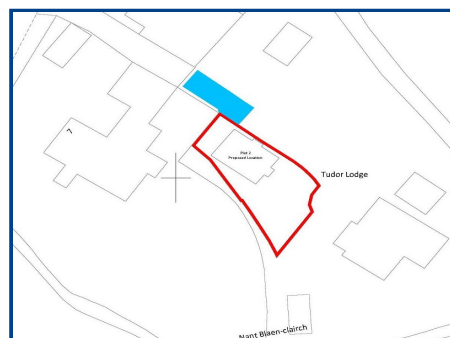


**High Street  
Cwmgwrach  
Neath  
Neath Port Talbot.**

**Price £150,000**



- FULL PLANNING APPROVAL
- EXCLUSIVE PRIVATE LOCATION
- SELF BUILD OPPORTUNITY
- DETACHED 3 BEDROOM PROPERTY
- PLANNING REFERENCE P2020/0823
- VILLAGE LOCATION
- OPTION TO HAVE PROPERTY BUILT
- APPROXIMATELY 26 METERS X 16 METERS
- MAIN SERVICES ON SITE



## General Description

**AN OPPORTUNITY NOT TO BE MISSED!**

**A beautiful plot in a beautiful location!**

Full planning has been passed for a 3 Bedroom detached property, situated in the semi rural village of Cwmgwrach. Call us today for more information....

# High Street, Cwmgwrach, Neath, Neath Port Talbot.

## Property Description

**AN OPPORTUNITY NOT TO BE MISSED!**

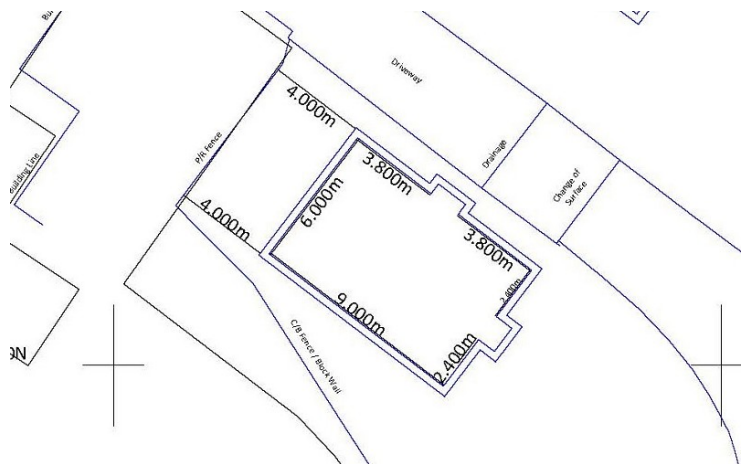
**A beautiful plot in a great location!**

Full planning has been passed for a 3 Bedroom detached property, situated in the semi rural village of Cwmgwrach. A rare opportunity to build your dream home in a tranquil setting with mountainside views. Cwmgwrach has many local amenities, shops, schools, also close to Glynneath town, with beautiful rural walks, local Tesco store, regular bus service & good road links to the M4 corridor. The plot is conveniently positioned 30 minutes from The Brecon

**Beacons National Park & The Gower Peninsula.** Viewing is highly recommended to appreciate this private & tranquil setting. Call us today for more information....

**Tenure**  
Freehold

**Council Tax**  
TBC



## Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).