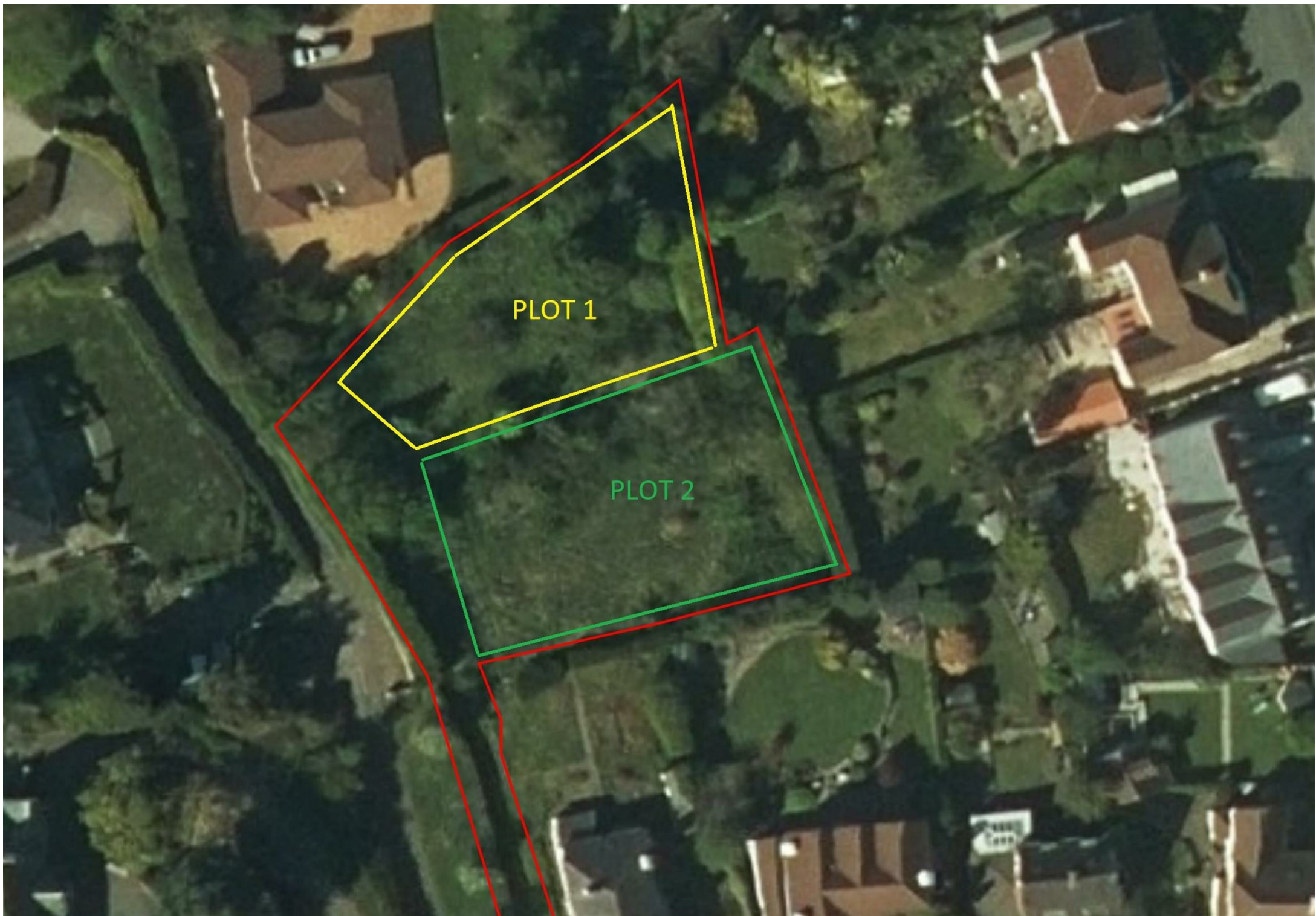




Prime Development Plot, Twyncyn
Dinas Powys, CF64 4AS

Watts
& Morgan



PLOT 1

PLOT 2

Prime Development Plot, Twyncyn

Dinas Powys CF64 4AS

£950,000 Freehold

0 Bedrooms | 0 Bathrooms | 0 Reception Rooms

Watts & Morgan are excited to market a rare opportunity to purchase a prime development site in one of Dinas Powys' most desired streets. With detailed planning consent for two detached, 3,500 sq ft dwelling with potential scope to add a third dwelling (subject to appropriate planning permissions). Site totalling approx. 0.55 acres. Conveniently located to local amenities, Cardiff City Centre and the M4 motorway. (Planning Reference: 2019/00597/FUL).

Directions



Your local office: Penarth
T 02920 712266 (1)
E penarth@wattsandmorgan.co.uk

Summary of Accommodation

PROPERTY DESCRIPTION

A prime development site with detailed planning consent for two detached, prestigious, 3,500 sq ft dwellings with potential scope to add a third dwelling (subject to appropriate planning permissions).

Planning - Full details can be found at the Vale of Glamorgan County Borough Council's planning portal: reference 2019/00597/FUL

The seller will impose a restrictive covenant for a maximum of three detached dwellings.

The highly desirable village of Dinas Powys offers a range of local amenities, a number of leisure facilities and excellent transport links to Cardiff and the Vale of Glamorgan.



Date	Drawn	Checked	Description	Rev.
28/03/18	HT	HT	Design completed	A
28/03/18	HT	HT	Colour palette & materials	B
28/03/18	HT	HT	Width of garage increased	C
28/03/18	HT	HT	Change front doors and external wall finishes	D



- 1 Painted rough cast cement render
- 2 Grey double glazed windows
- 3 Synthetic slate roof finish
- 4 Black plastic rainwater goods
- 5 Stone

House Development	18_018
Surbeams, Tynycyn	2019
Dinas Powys	ALJ0031 D
Proposed Elevations for Plot 1 - Sheet 2	
Date: 10/04/2018	Scale: 1:100 @ A3

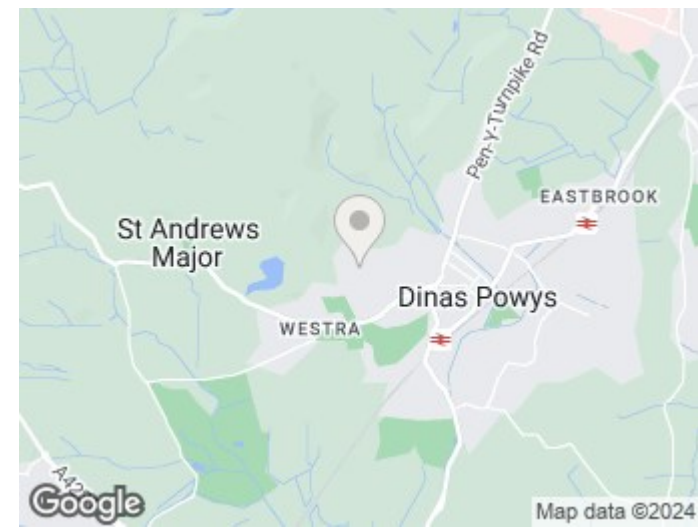


LEGEND

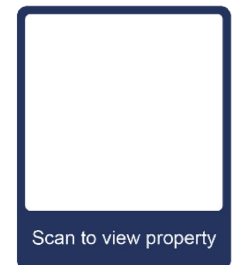
- 1 Painted rough cast cement render
- 2 Grey double glazed windows
- 3 Synthetic slate roof finish
- 4 Black plastic rainwater goods
- 5 Change door to match windows
- 6 Stone

House Development	18_018
Surbeams, Tynycyn	2019
Dinas Powys	ALJ0031 D
Proposed Elevations for Plot 1 - Sheet 2	
Date: 10/04/2018	Scale: 1:100 @ A3





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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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