



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Plas-Newydd Isa

Llwydcoed, Aberdare, CF44 0YP

£119,995



\*\*\*\*RARE OPPORTUNITY\*\*\*\*

We are delighted to present an exceptional opportunity to acquire a prime parcel of land located in the highly desirable area of Plas-Newydd Isa, Llwydcoed, Aberdare. This attractive plot, measuring approximately 15m by 28m, comes with full planning permission for a splendid four-bedroom residence, which includes two en-suite bathrooms and an additional family bathroom. The property has also met the 2017 building regulations. Nestled in a private and secluded setting, this land is situated by other self-builds, creating a sense of community while still offering the tranquillity of rural living. Accessed via a gated, tree-lined driveway, the approach to the plot is both welcoming and picturesque, setting the tone for the home you will create. The location is particularly advantageous, with excellent transport links nearby, making commuting a breeze. Additionally, the plot is within walking distance of local amenities, including the Welfare Ground, Community Centre, and a charming public house. Families will appreciate the proximity to a local primary school and a children's play area, making this an ideal spot for those looking to settle down and raise a family. This is a rare opportunity to secure a piece of land in such a sought-after location, complete with the necessary permissions to build your dream home. We encourage you not to miss out on this chance. Please book a viewing today to explore the potential that this land has to offer.

FULL PLANNING NUMBER 14/0353/FUL

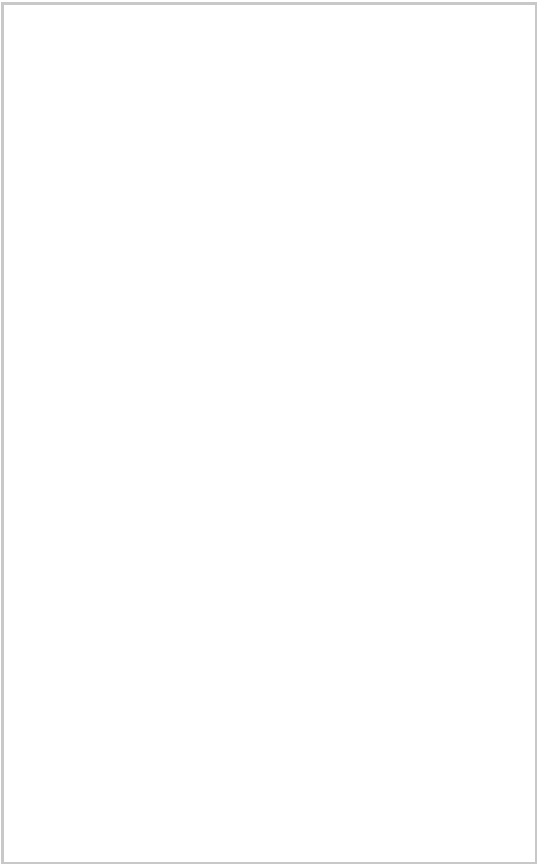


**Approx Measurements 49'2" x 91'10" (15 x 28)**  
These are approximate measurements and should not be relied upon. Any prospective buyer should undertake their own investigations with the appropriate bodies.

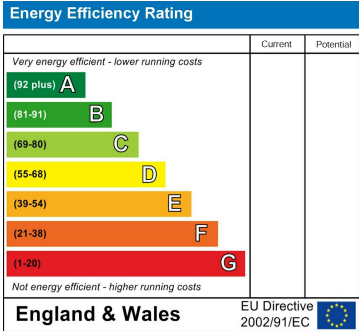
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.