

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



Building Plots, Llys Tylcha Fawr, Tonyrefail, Porth, Rhondda Cynon Taff. CF39 8PZ



PETER MORGAN

£350,000

Main Features

- Development site being Sold as One
- Planning Permission for 6 properties
- Four 3 bedroom houses
- Two 2 bedroom houses
- Located in the heart of Tonyrefail
- Easy access to shopping area
- RCT-Planning Ref: 21/1440/15 573

General Information

Development Site off Llys Tylcha Fawr, Tonyrefail (Off High Street) - Land For Sale with planning permission for the development of 6 Semi-Detached Properties with parking spaces (RCT Planning Ref: 21/1440/15 573)

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding

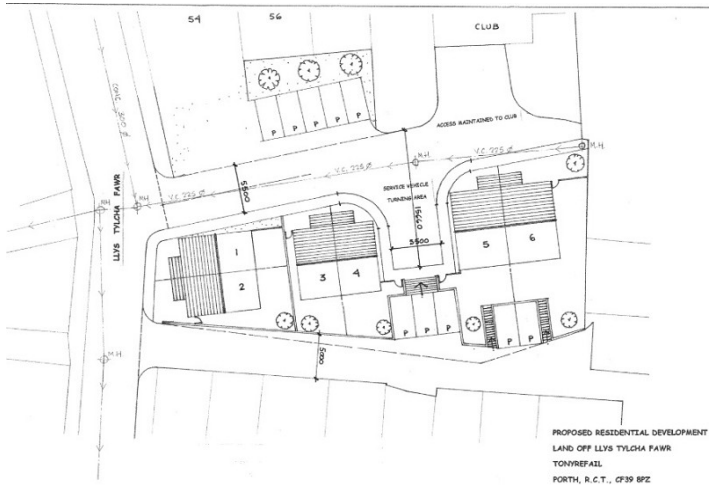
Not Specified

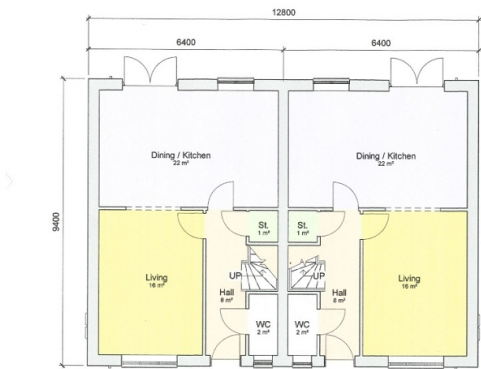
Current heating type

Not Specified

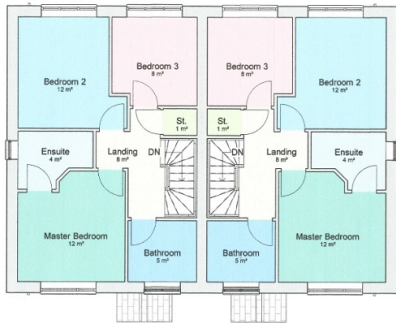
Tenure (To be confirmed)

Not Specified

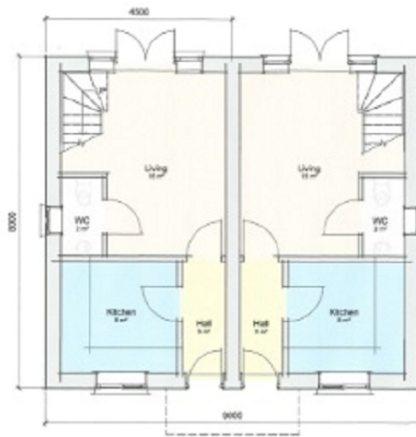




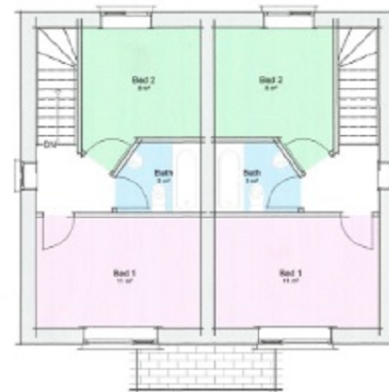
1 00 Ground Floor
NTS



2 01 First Floor
NTS




1 00 Ground Floor
NTS



2 01 First Floor
NTS

Building Plots Llys Tylcha Fawr, Tonyrefail, Porth, Rhondda Cynon Taff. CF39 8PZ

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Hub npt@petermorgan.net lettings@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Financial Services team@pmfinancial.net The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	Bridgend Sales Hub bcb@petermorgan.net 16 Dunraven Place, Mid Glamorgan CF31 1JD	Talbot Green Hub talbotgreen@petermorgan.net lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Carmarthen Hub carmarthen@petermorgan.net lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	Cardiff Hub cardiff@petermorgan.net lettingscd@petermorgan.net 144 Crwys Road, Cathays Cardiff CF24 4NP
--	---	--	---	---	---

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

ESTAS
★★★★★

BEST IN POSTCODE
WINNER 2025

#customerserviceawards

Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Talbot Green Branch

Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF

talbotgreen@petermorgan.net

VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

