



**Building Plot Valley View,
Abercynon, Mountain Ash**

FOR SALE
£55,000



- **BUILDING PLOT**
- **CREATE YOUR DREAM HOME**
- **FULL PLANNING PERMISSION**



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Property Description

BUILDING PLOT WITH FULL PLANNING PERMISSION

T Samuel Estate Agents are thrilled to present this spacious building plot with full planning permission for a 4-bedroom executive-style detached home – a fantastic opportunity to build the home you've always envisioned!

Situated at the end of a quiet cul-de-sac alongside three other detached properties, the plot enjoys a peaceful setting in a popular residential area.

The location is ideally positioned close to Abercynon village and just a short drive to the A470, offering excellent commuter access to Cardiff, the M4, and Heads of the Valleys road network.

Key Features:

Full planning permission for a 4-bed executive detached home

Planning Application Ref: 18/0988/10 (Rhondda Cynon Taf Council planning portal)

Set within a cul-de-sac with three neighbouring detached homes

Additional land to rear with development potential (STPP)

Quiet yet convenient location near Abercynon

Excellent transport links to Cardiff and beyond

Advised Freehold – to be confirmed by your solicitor

To be sold with vacant possession

For further details or to arrange a viewing, contact us today on 01443 476419

Or email: info@tsamuel.co.uk

Alternatively, feel free to call into our office.





EPC

FLOORPLAN

Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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