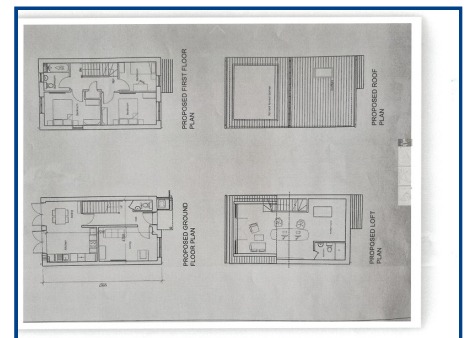


**24 Bryn Road  
Cwmllynfell  
Swansea.**

Price **£250,000**



- **PLOT WITH FULL PLANNING PERMISSION**
- **NEATH AND PORT TALBOT COUNTY COUNCIL**
- **APPLICATION NO P2022/1043**
- **5 X 3 STOREY HOUSES**
- **SEMI RURAL LOCATION**
- **UTILITIES ON SITE**

### **General Description**

**DEVELOPMENT OPPORTUNITY** Building plot with full planning permission for 5 Dwellings on the site of the now demolished Boblen Public House. 4 semi detached and 1 detached, 4 bedroom 3 storey houses. Situated in the semi rural village of Cwmllynfell at the foot of the Black Mountain. With a primary school on your doorstep these properties would be ideal for young families. The Welfare Hall at the bottom of the Street has many activities and is used by the local community.

## 24 Bryn Road, Cwmllynfell, Swansea.

### Property Description

The Cwmllynfell area has access to many countryside walks with access to the Gwrhyd mountain on one side and the Black Mountain which is in the Bannau Brycheiniog National Park to the other. Ystradgynlais the nearest Town is approximately 10 minutes drive away and has many amenities including individually owned, shops, cafes & wine Bars. Within a 5 mile radius there are 4 Primary Schools, 1 Secondary School and 1 Welsh medium super school. There are 2 family friendly public houses serving food in the village of Upper Cwmtwrch just a mile down the road and Cwmllynfell itself has a supermarket and chemist. Although the

village is semi rural it has good road links to the m4 Corridor which can be accessed in a drive of approximately 30 minutes.

### Agents Note

UTILITES ON SITE BUT NO GAS SUPPLY AS THERE IS NO GAS IN THE AREA THE PREVIOUS PROPERTY ON THE SITE HAD OIL POWERED HEATING

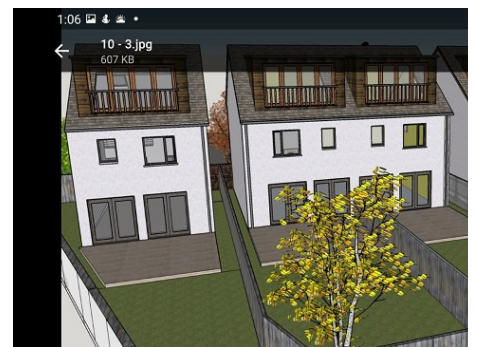
### Services

### Tenure

Freehold

### Council Tax

Not Specified



### 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).