

**Ochr Y Waun
Cwmllynfell
Neath Port Talbot.**

Price **£90,000**



- Planning Number - P2024/0528
- Ideal Self Build
- Front and Rear Views
- Located on a No-Through Road
- Peaceful Location
- Advised Freehold - Solicitors to Confirm



General Description

An exceptional opportunity to acquire a plot with outline planning consent (Planning No: P2024/0528) for a two-storey dwelling in the charming village of Cwmllynfell. Situated on a peaceful no-through road, the plot offers stunning front views of the Brecon Beacons and common land, with picturesque views of the Swansea Valley to the rear.

Ideal for families looking to design and build their dream home or investors seeking a valuable addition to their

Ochr Y Waun, Cwmllynfell, Neath Port Talbot.

Property Description

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walks. Don't miss the chance to create something truly special in this idyllic location.

Services

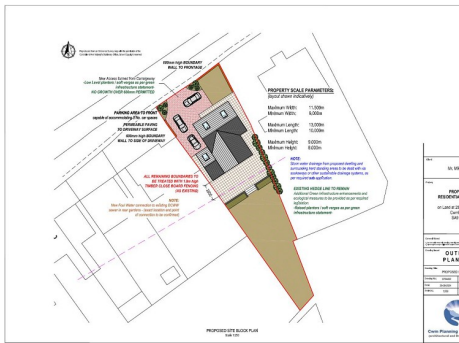
Mains electricity, mains drainage, mains water

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.