

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Onllwyn Road Coelbren Neath.







- **OUTLINE PLANNING FOR 2 DWELLINGS**
- VILLAGE LOCATION
- **COUNTRYSIDE VIEWS**
- PLANNING REF 21/1898/OUT(Powys)
- EDGE OF NATIONAL PARK

General Description

Build your own home on the edge of the Bannau Brycheiniog National Park. This plot of land with outline planning for 2 dwellings is situated in the semi-rural village of Coelbren. The village has a strong community feel and is popular with families and those who love the outdoor life. The area has many countryside/mountain walks and a caving club. There is also a popular walking/cycling path going through the village down to Ystradgynlais and bevond.

Tel: **01639 844 426** Email: ystradgynlais@ctf-uk.com Web: www.ctf-uk.com

Onllwyn Road, Coelbren, Neath.

Property Description

Build your own home on the edge of the Bannau Brycheiniog National Park. This plot of land with outline planning for 2 dwellings is situated in the semi-rural village of Coelbren. The village has a strong community feel and is popular with families and those who love the outdoor life. The area has many countryside/mountain walks and a popular caving club, there is also a popular walking/cycling path going through the village down to Ystradgynlais and beyond.

There are many tourist attractions nearby including Henrhyd Waterfalls owned by the National Trust, Dan Yr

Ogof show caves, Pen Y Cae Inn with its own family zoo, Wales Ape and monkey sanctuary, Craig Y Nos Castle and country park. Good road links to the M4 Corridor and Heads of the valley trunk Road.

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 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 Service

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.