



Heol Y Felin, guide price £99,000

- For Sale by Auction!
- Cash Buyers Only!
- Development Opportunity!
- Planning Reference No:P2025/0831
- EPC Rating: G



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About the property

A For Sale by Auction on 10th September – Former Commercial Property with Approved Planning – Heol Y Felin, Seven Sisters

An exceptional opportunity to acquire a substantial former commercial property with approved planning permission for 3 bed residential conversion, located on Heol Y Felin in the sought-after village of Seven Sisters.

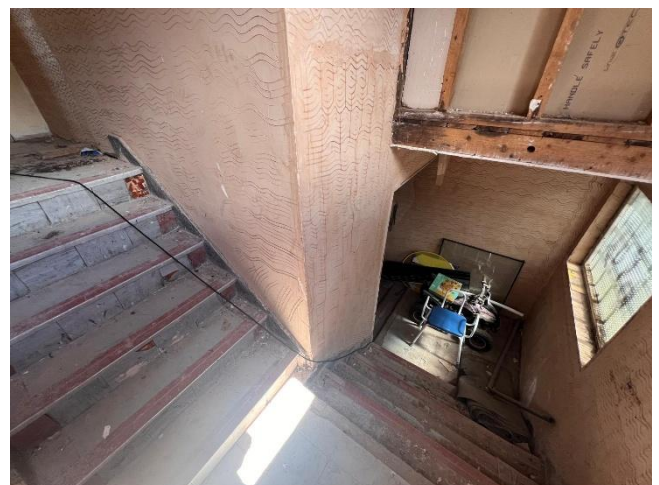
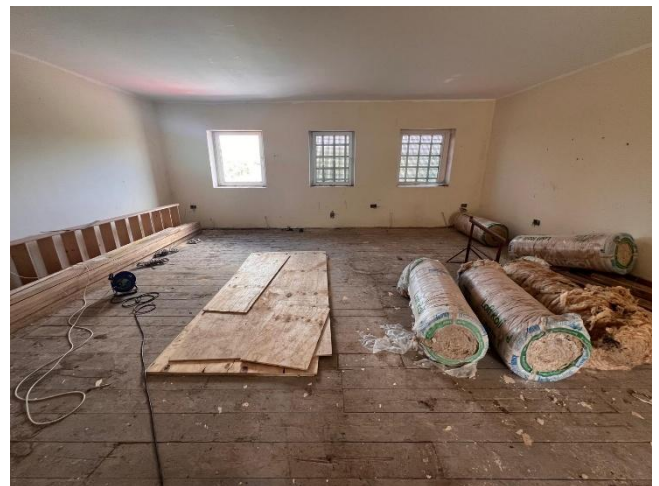
Boasting a generous overall square footage, the property offers excellent scope to create a spacious three-bedroom (or larger, subject to design) family home. The existing layout provides a blank canvas for developers and investors to reconfigure and maximise the available space.

Externally, the property benefits from surrounding land/space (if applicable), further enhancing its development potential. With planning already in place, this is a rare chance to fast-track a project and add significant value. Ideal for developers, investors, or ambitious buyers looking to create a bespoke home.

Conveniently situated close to local amenities, transport links, and within easy reach of Neath and the M4 corridor.

Planning Reference No:P2025/0831 estimated end value around £325,000 - £380,000

CASH BUYERS ONLY.





Accommodation

Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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