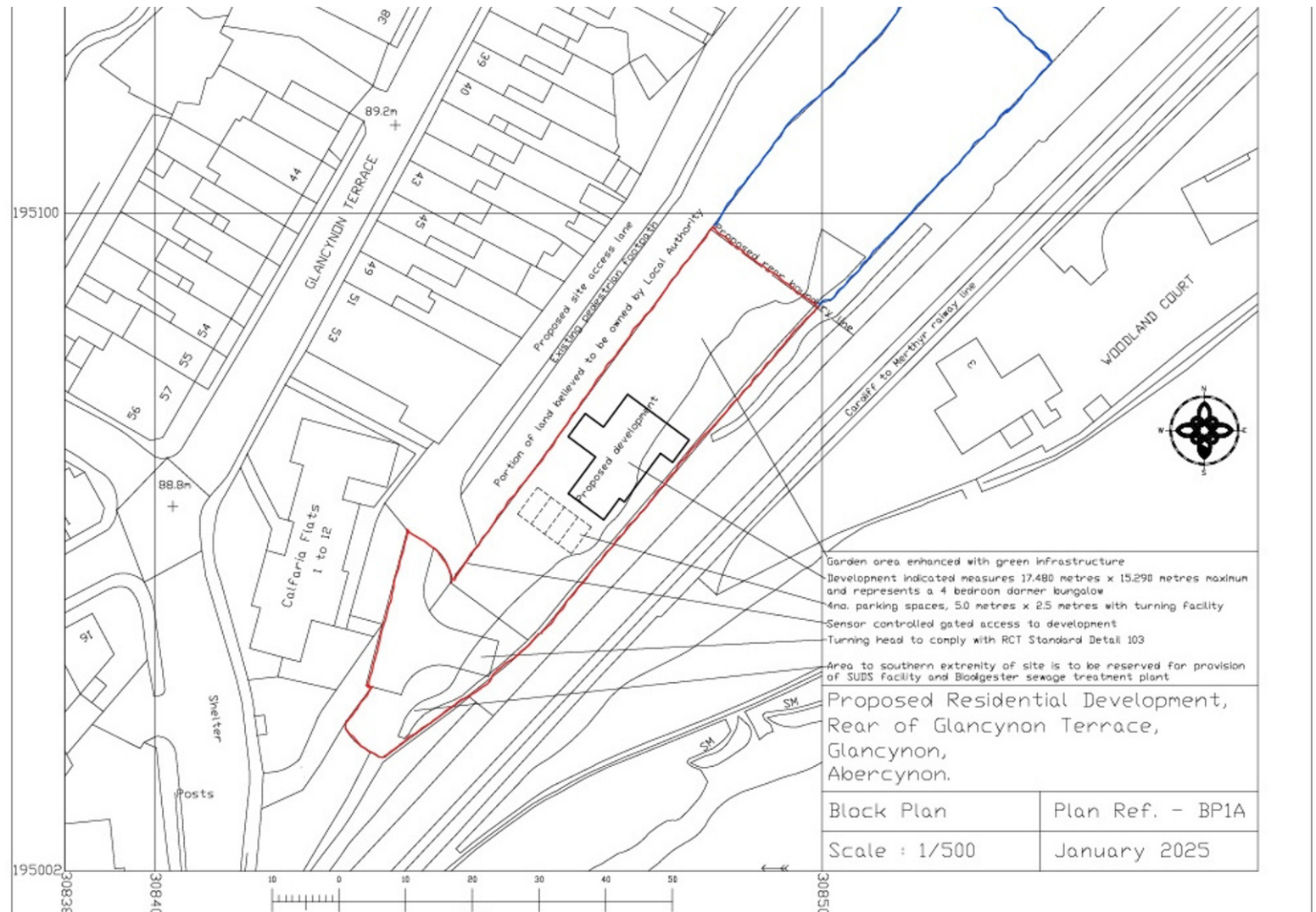
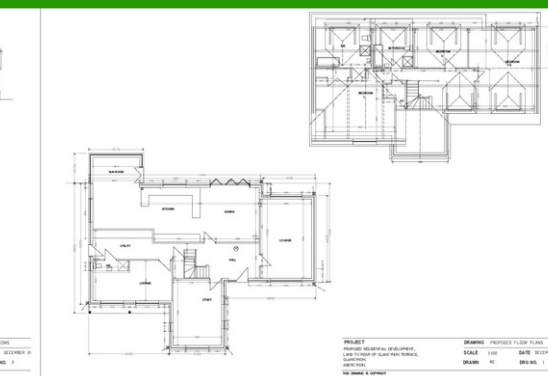




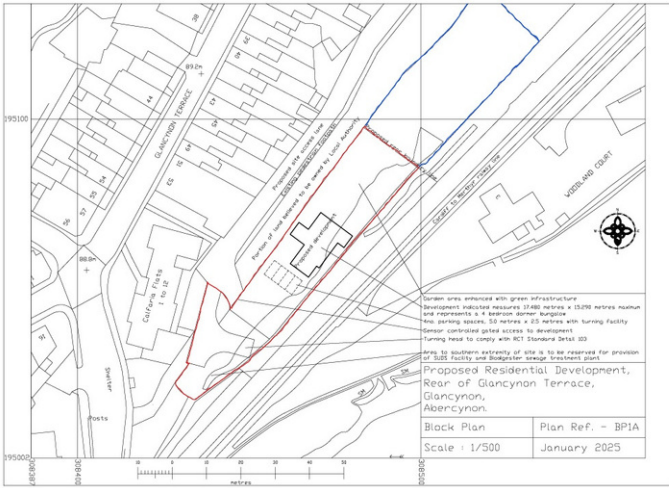
Land at rear of Glancynon Terrace, Abercynon, Rhondda Cynon Taf, CF45 4TF. CF45 4TF

FOR SALE
£95,000



- **OUTLINE PLANNING PERMISSION GRANTED**
- **DEVELOPMENT OPPORTUNITY**
- **CREATE SOMETHING TRULY SPECIAL**





Property Description

OUTLINE PLANNING PERMISSION GRANTED – AN EXCEPTIONAL OPPORTUNITY FOR MULTI-GENERATIONAL LIVING

Land to the Rear of Glancynon Terrace, Abercynon

An exciting opportunity to create your dream home, designed around your family, your lifestyle and your future.

T Samuel Estate Agents are delighted to offer this rare residential development opportunity in Abercynon, benefiting from outline planning permission for a substantial detached four-bedroom dormer bungalow.

With planning permission already secured in principle, this attractive plot offers prospective purchasers the opportunity to create a truly individual family home in a well-connected location, surrounded by established greenery.

A Home for Every Generation

What makes this opportunity particularly exciting is the potential to explore a home designed for multi-generational living.

Imagine a beautiful family residence where parents, grandparents and grown-up children can enjoy the benefits of living close together while retaining their own privacy and independence.

Subject to the necessary planning permissions and consents, there may be potential to explore a detached garage with accommodation above, providing flexible additional space for extended family, guests or home working.

Whether you're planning for elderly parents, helping adult children maintain their independence or simply looking to future-proof your family's living arrangements, this site presents an exciting opportunity to consider a home that adapts as your circumstances change.

Create Something Truly Special

The approved outline scheme provides an exciting starting point for a substantial

detached residence.

Purchasers have the opportunity to explore their own preferences for architectural design, internal layouts, materials and finishes, subject to the approved planning parameters and any further consents required.

From spacious open-plan family living and beautiful landscaped gardens to dedicated workspaces, entertaining areas and private parking, the possibilities for creating a distinctive family home are highly appealing.

A Setting to Call Home

Positioned to the rear of Glancynon Terrace, the site enjoys an established residential setting with a backdrop of mature trees and the surrounding Cynon Valley landscape.

Abercynon offers convenient access to local amenities, schools and public transport, while the nearby A470 provides excellent road connections towards Cardiff, Pontypridd and Merthyr Tydfil.

Planning Permission Granted

Outline planning permission has been granted by Rhondda Cynon Taf County Borough Council.

Planning Reference: 24/1239/OUT

The outline permission relates to the proposed construction of a detached four-bedroom dormer bungalow.

Purchasers should review the planning decision notice, approved documentation and any associated conditions. Reserved matters and other necessary approvals will need to be addressed before development can proceed.

Any proposed detached garage, ancillary living accommodation or alternative design would require appropriate consideration and consent from the relevant authorities.

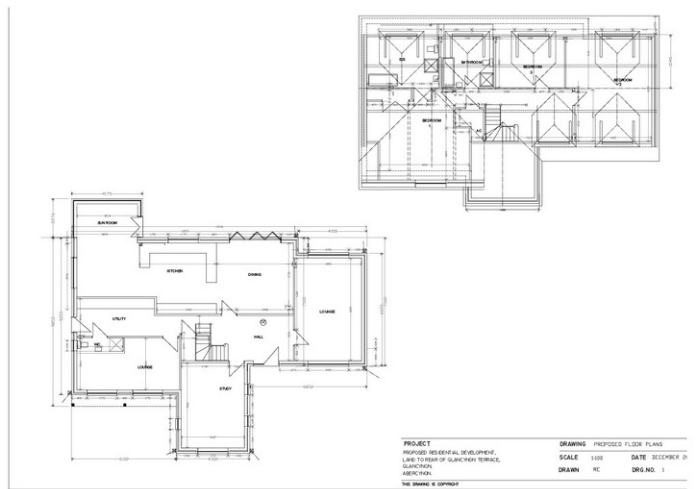
More Than Just a Plot of Land

This is an opportunity to create a home that brings generations together, offers flexibility for the future and provides a place for your family to make memories for years to come.

One plot. Endless possibilities. A home for generations.

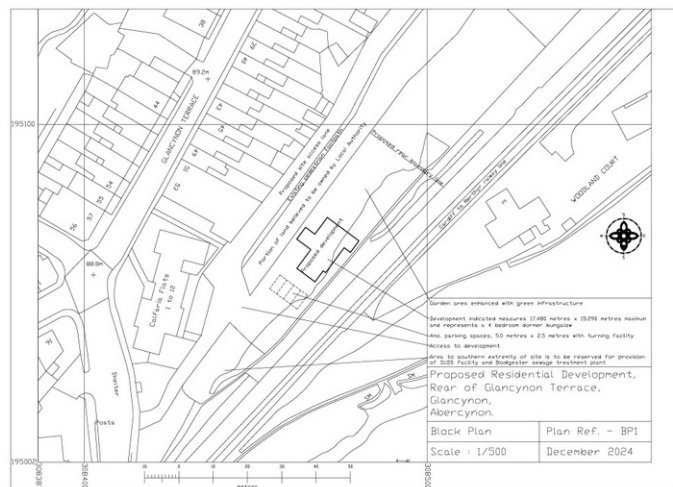
Contact T Samuel Estate Agents today to discuss this exciting opportunity and arrange a viewing of the site.

Please note: Any computer-generated images are for illustrative purposes only and may depict alternative design concepts not covered by the existing outline planning permission.









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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.