



Building Plot Percy Road, Cynonville, Port Talbot, SA13 3HL

Offers In The Region Of £100,000

- Building plot extending to approximately 0.13 acres
- Detached garage block included within the consent
- Located on the fringe of a popular village
- Excellent road frontage and access
- Close to renowned mountain biking and outdoor pursuits
- Planning consent for a four-bedroom detached house
- Elevated position with attractive views
- Situated within the scenic Afan Valley
- Ideal self-build or development opportunity
- Rare opportunity in a highly desirable location

Building Plot Percy Road, Cynonville SA13 3HL

An exciting opportunity to acquire a superb building plot occupying an elevated position on the fringe of this popular village within the dramatic Afan Valley, enjoying wonderful far-reaching countryside views.

The plot extends to approximately 0.13 acres and benefits from the recent grant of planning permission for the construction of an attractive four-bedroom detached dwelling together with a detached garage block.

Enjoying excellent road frontage and a sought-after location renowned for its spectacular scenery and outdoor pursuits, the site offers an ideal opportunity for self-builders, developers or those seeking to create their own bespoke family home.

Rarely do opportunities of this nature become available in such an attractive setting.

Viewing is highly recommended – book your appointment today.



Council Tax Band: Exempt

PLANNING CONSENT

The consent relating to this plot was granted by Neath Port Talbot Council on 29th May 2026 under reference number P2025/0485

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

OUT OF OFFICE CONTACT

Jonathan Morgan 07989 296883

WEBSITE

View all our properties on:
www.morgancarpenter.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.com, or
www.onthemarket.com



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

