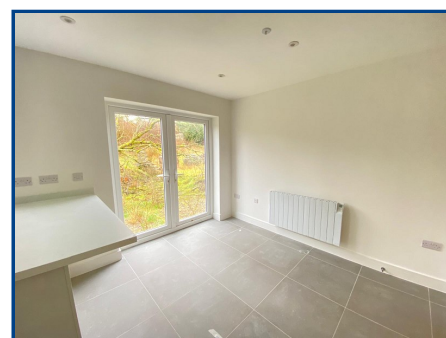
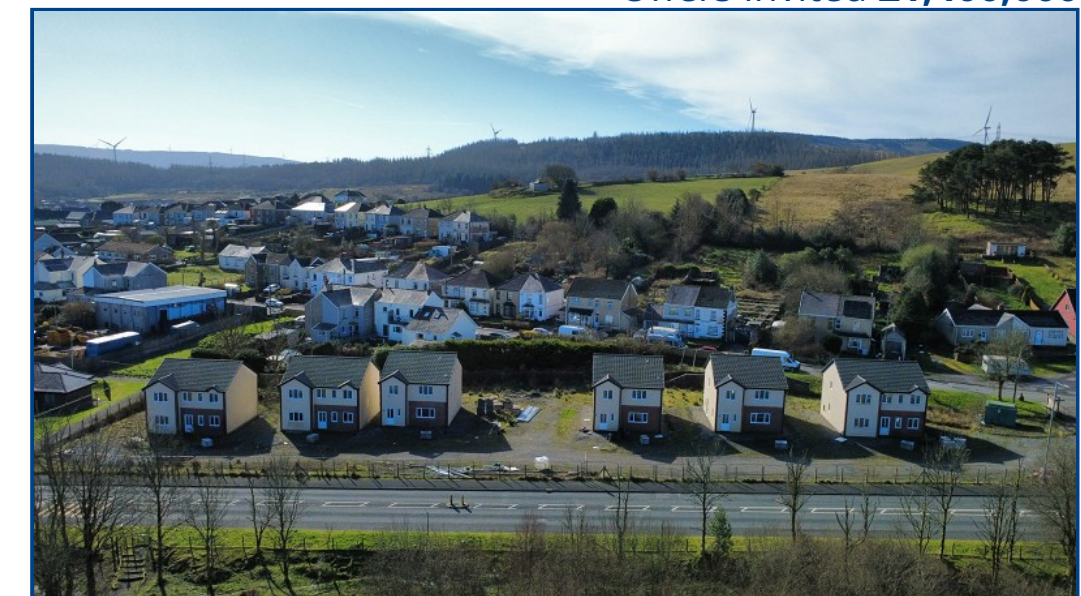
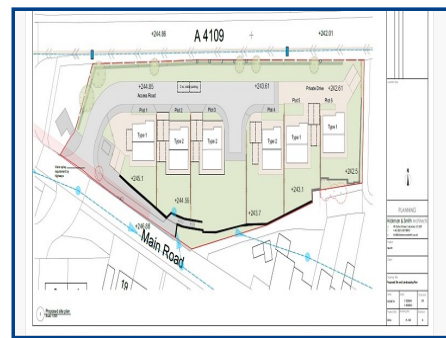


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Main Road  
Dyffryn Cellwen  
Neath  
Neath Port Talbot.**

**Offers Invited £1,400,000**



- **DEVELOPMENT / INVESTMENT OPPORTUNITY**
- **4 / 5 BEDROOMS**
- **INDIVIDUALLY DESIGNED**
- **GENEROUS PLOTS**
- **HIGH SPECIFICATION BUILD STANDARD**
- **SITE INCOMPLETE**
- **MAJOR STRUCTURE WORKS LARGELY COMPLETE**
- **SEMI RURAL LOCATION**
- **SURROUNDING VIEWS OF THE BLACK MOUNTAINS**

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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**General Description**

**An opportunity not to be missed — A Residential Development, six detached properties in Dyffryn Cellwen, nestled within the picturesque Dulais Valley. All units are incomplete and require further development to finish, presenting a superb value-add opportunity for developers or investors?? Call us today for further information.....**

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

## Main Road, Dyffryn Cellwen, Neath, Neath Port Talbot.

### Property Description

Development Opportunity – Dyffryn Cellwen, Dulais Valley

An outstanding residential development opportunity situated in Dyffryn Cellwen, within the scenic Dulais Valley, enjoying panoramic views towards Black Mountain on the edge of the Brecon Beacons.

The site previously accommodated a former care home which has since been demolished. Full planning permission was granted under application P2012/0922 for the construction of: There are two designs to the builds, floor plans attached.

Six Detached Executive Homes  
4–5 Bedrooms  
Individually designed  
Generous plots  
High specification build standard

Current Status  
3 properties completed to a high standard  
3 properties substantially built requiring minimal works to complete  
Site infrastructure incomplete (entrance, driveway, landscaping, finishing works)  
Development to be completed in accordance with approved plans  
This presents a rare opportunity to acquire a partially completed scheme with significant value uplift potential.  
Relevant Planning References  
P2012/0922

P2017/0025  
P2020/0703  
P2023/0646  
P2024/0187

**Entrance Hall (16' 07" x 5' 10") or (5.05m x 1.78m)**

**Lounge (15' 04" x 9' 11") or (4.67m x 3.02m)**

**Sitting Room (14' 03" x 9' 11") or (4.34m x 3.02m)**

**Kitchen / Breakfast Room (10' 08" x 10' 05" x 8' 1") or (3.25m x 3.18m x 2.46m)**

**Utility Room (8' 02" x 5' 10") or (2.49m x 1.78m)**

**Cloakroom (6' 08" x 2' 10") or (2.03m x 0.86m)**

**First Floor Accommodation. (9' 02" x 8' 09") or (2.79m x 2.67m)**

**Bedroom 1 (12' 09" x 10' 08") or (3.89m x 3.25m)**

**En-Suite (7' 04" x 5' 10") or (2.24m x 1.78m)**

**Bedroom 2 (12' 0" x 7' 10") or (3.66m x 2.39m)**

## Main Road, Dyffryn Cellwen, Neath, Neath Port Talbot.

**Bedroom 3 (8' 07" x 8' 02") or (2.62m x 2.49m)**

**Bedroom 4 (10' 0" x 8' 03") or (3.05m x 2.51m)**

**Shower Room & WC (6' 10" x 6' 05") or (2.08m x 1.96m)**

**Bedroom 5 (11' 10" x 10' 0") or (3.61m x 3.05m)**

### External

Landscaping and associated finishing works to the entrance road serving the development and the rear gardens remain incomplete.

### Agents Note

Plot 1, 2 & 6, are the same design.

**Plot 3**  
PLOT 3

### Entrance Hall

**Cloak Room (6' 5" x 3' 1") or (1.96m x 0.93m)**

**Lounge (14' 8" x 15' 0") or (4.46m x 4.56m)**

**Open Plan Kitchen/Dining Room (12' 2" x 23' 4") or (3.72m x 7.12m)**

**Utility Room (6' 2" x 4' 4") or (1.88m x 1.31m)**

### 1st Floor Landing

**Master Bedroom (11' 1" x 10' 0") or (3.37m x 3.05m)**

**En Suite (9' 11" x 3' 5") or (3.03m x 1.05m)**

**Bedroom 2 (10' 0" x 11' 0") or (3.04m x 3.35m)**

**Bedroom 3 (10' 0" x 12' 0") or (3.05m x 3.67m)**

**Family Bathroom (8' 8" x 6' 6") or (2.63m x 1.99m)**

**Bedroom 4 (8' 2" x 7' 1") or (2.48m x 2.15m)**

### External

Landscaping and associated finishing works to the entrance road serving the development and the rear gardens remain incomplete.

### Agents Note

Plot 1, 2 & 6. are the same design.  
Plot 3,4 & 5, are the same design.

### Agents Note

The development is for sale on behalf of the joint LPA Receivers.

### Tenure

Freehold

