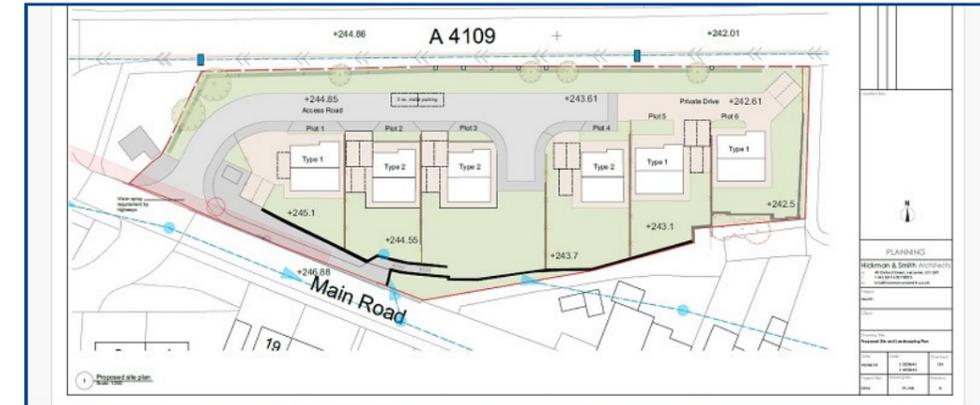


**Main Road  
Dyffryn Cellwen  
Neath  
Neath Port Talbot.**



- 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

**General Description**

An opportunity not to be missed — A Residential Development Opportunity of 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.....

POA

Viewing: **01639 646 926**

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

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

**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 behalf of 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 Services**

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](mailto:surveys@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

### PLOT 1

**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)**

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

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

**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

### 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.

