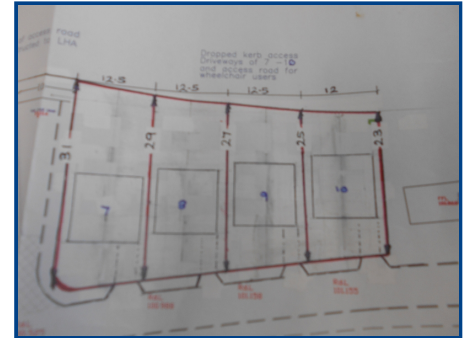


**Ystradfellte Road  
Pont Nedd Fechan  
Neath  
Neath Port Talbot.**

Price **£115,000**



- **OUTLINE PLANNING FOR DETACHED DWELLING**
- **SITUATED WITHIN NATIONAL PARK**
- **SERVICED PLOT**
- **SEMI RURAL LOCATION**
- **CLOSE TO AMENITIES**
- **FURTHER DETAILS AVAILABLE ON REQUEST**
- **PLANNING REFERENCE - 11/06852/OUT**

### **General Description**

**An opportunity to acquire this serviced self build plot situated in The Brecon Beacons National Park. Situated in this picturesque location outline planning has been passed for a detached dwelling. The vendor offers the successful applicant to build the dwelling, by separate negotiation.**

# Ystradfellte Road, Pont Nedd Fechan, Neath, Neath Port Talbot.

## Property Description

Looking to build? We have the perfect location!

Visitors are drawn to Pontneathvaughn, not only for the local amenities, such as, Glynneath Golf Club, local pubs/restaurants, rural walks, but also to explore the fascinating relics of it's industrial past. The famous waterfalls for which the area is renowned, said to be the best in Great Britain. Dinas Rock, which offers climbing, gorge walking & caving.

The Plots are situated within two miles of local shops & amenities. An amazing opportunity to acquire this serviced self build plot, situated in The Brecon Beacons National Park. A picturesque location, outline planning has been passed for a detached dwelling. The vendor offers the successful applicant, to build the dwelling, by separate negotiation. Call us today for more information....



### 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).