

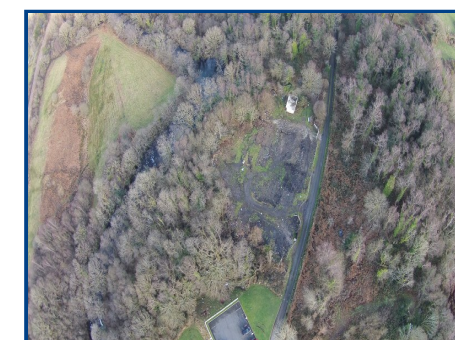


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

**Cefn Yr Allt
Aberdulais
Neath
Neath Port Talbot.**

Price **£285,000**



- **DEVELOPMENT OPPORTUNITY**
- **FULL PLANNING FOR 3 DETACHED PROPERTIES**
- **RURAL VILLAGE LOCATION**
- **PLANNING REFERENCE P2018/0426**
- **4 BEDROOMS ENSUITE TO MAIN**
- **OPEN PLAN LIVING ROOM / KITCHEN & DINING AREA**
- **PLEASE CALL FOR MORE INFORMATION & VIEWING**

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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

DEVELOPMENT / INVESTMENT OPPORTUNITY!

Full planning permission has been granted to build 3, 4 Bedroom detached executive properties. Planning reference P2018 / 0426.

Properties will comfortably sit in 2.2 Acres of land. CTFDL.

Tel: **01639 646 926**

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

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

Property Description

Full planning permission has been granted to build 3, 4 Bedroom detached executive properties. Planning reference P2018 / 0426.

Properties will comfortably sit in 2.2 Acres of land, offering mountainside views a rural aspect, which leads to further views of The River Dulais which runs to the rear.

Detached 4 bedroom properties situated in the semi rural village location of Aberdulais, situated 2/3 miles from Neath Town Centre.

The accommodation briefly comprises; Porch, hallway, open plan living room, kitchen & dining area, lounge, bedroom / study room, utility & cloakroom to the ground floor. First floor accommodation, master bedroom with ensuite, 3 further bedrooms, family bathroom.

External - Designated parking spaces to the front.

AGENTS NOTE

Unique development

No services will be provided to the plots

No developer contributions to be made upon construction

CTFDL

Services

Mains drainage, mains gas, mains water, mains electricity

