

**Roberts  
Homes**



Land for sale

Plot 1, Land adjacent to 37 Gorof Road, Lower Cwmtwrch,  
Swansea, West Glamorgan, SA9 1DX

**£105,000**





Offered for sale with full planning permission is this conveniently situated building plot. It is a short distance from the A4067 making it in easy reach of Brecon, Swansea and the M4 motorway, all local facilities are in easy reach and the Brecon Beacons a short drive away.

Cwmwrch is located in the valley of Afon Twrch, just off the A4067 some 15 miles north of Swansea. It enjoys several pub/restaurants, a garden centre, and a golf-club. Education is served by a Welsh primary with Welsh and English secondaries in neighbouring Ystradgynlais, which also provides a bustling central shopping area with many unique, family-run, independent shops and cafés as well as larger chain stores and supermarkets located on the outskirts. Just up the road is The National Showcaves Centre for Wales, Craig y Nos Castle & Country Park, The Wales Ape and Monkey sanctuary, and Henrhyd Waterfalls. In less than 30 minutes' drive you can be deep in Bannau Brycheiniog (The Brecon Beacons National Park) itself or on the shores of Swansea Bay.

Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

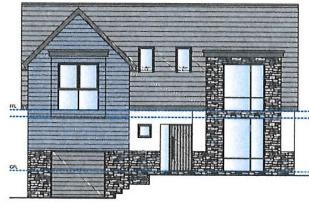
Consumer Protection from Unfair Trading Regulations 2008

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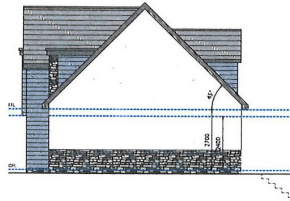


# PROPOSED FLOOR PLANS & ELEVATIONS

# LAND OFF GOROF ROAD, YSTRADGYNLAIS



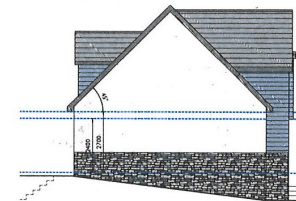
Front Elevation 1:100



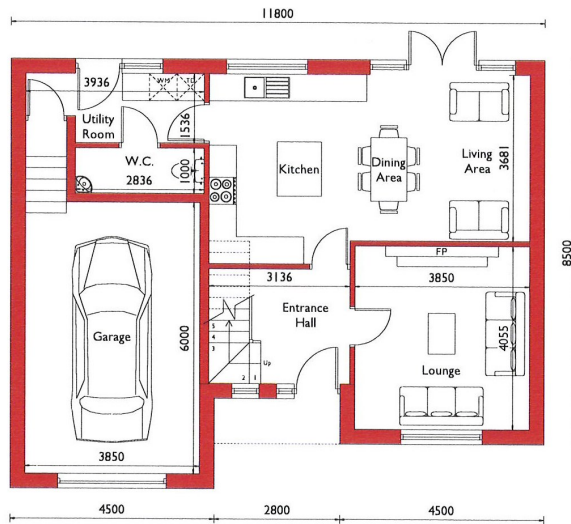
Side Elevation 1:100



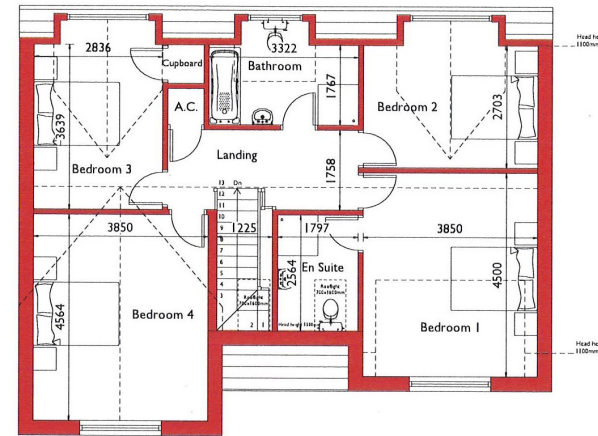
Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50



**Tenure: Freehold**

**Services: All mains services available, but not currently into site.**

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Selling houses for over 50 years and passionate about Ystradgynlais and the surrounding area, we are the local estate agent for Ystradgynlais and the Upper Swansea Valley. With a single office that's been a part of Ystradgynlais since 1972, we're a truly local business. Our staff live and work in Ystradgynlais and are active participants in the community. As strong supporters of local business, we're invested in seeing Ystradgynlais and the surrounding areas thrive.

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