



# T Samuel Estate Agents

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**Plot of Land, Fforest Road,  
Mountain Ash  
CF45 4LG**

**FOR SALE  
£165,000**



- **SPACIOUS BUILDING PLOT**
- **OUTLINE PLANNING**
- **SEMI RURAL LOCATION**



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## Property Description

\*\*\* QUARTER OF AN ACRE OF LAND \*\*\*

We at T Samuel Estate Agents are thrilled to introduce this spacious plot of land with outline planning permission.

This quarter of an acre building plot is located in the heart of the beautiful Cynon Valley, making it easily accessible to the A470 and Heads of the Valleys link road. The semi rural setting, just off a country lane, offers the perfect opportunity to build your dream executive home.

Its an exciting chance to create the home you have always envisioned!!

The long term plan is for a cul de sac of 6 executive self build properties set in a gated community. This price is for one plot.

### Planning Permission

Planning permission and contents can be viewed through Rhondda Cynon Taf County Council planning portal. Planning application No 22044613.

Viewing is strictly by appointment only so please get in touch to view by calling 01443 476419 or drop as an email at [info@tsamuiel.co.uk](mailto:info@tsamuiel.co.uk)  
Or why not just call in the office for a chat.



#### Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

EPC

FLOORPLAN



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