



**Land, Aberpennar Street,  
Mountain Ash CF45 3LS**

**FOR SALE**  
**£35,000**



- **ATTRACTIVE PARCEL OF LAND**
- **PREVIOUSLY USED FOR GARAGES**
- **CLOSE TO MAJOR ROAD LINKS**



## **Property Description**

T Samuel Estate Agents are delighted to bring to market this attractive parcel of land. A hard-standing yard of approximately 18m x 10m, with road and track access.

The concrete slabs are still remaining and subject to planning consents the buildings which were previously garages could be re established. The boundaries to all elevations are block built walls.

Access is via Aberpennar Street although there is a lane to the other side.

The parcel of land is within close proximity of all major transport links.

Early viewing is highly recommended!! Don't miss out on this opportunity!!















## EPC

## FLOORPLAN

### **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**

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