

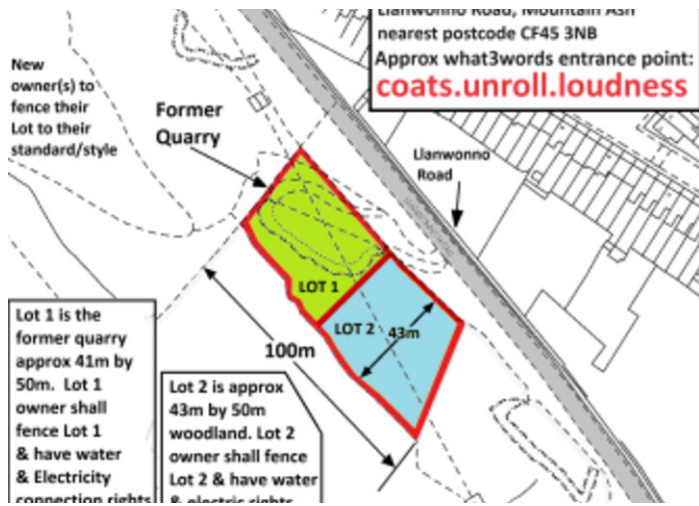
Lot 1 Land adjacent to, Llanwonno Road, Mountain Ash. CF45 3NB

FOR SALE
£8,500



- **0.52 ACRE SITE**
- **BREATHTAKING VIEWS**
- **FORMER QUARRY**





Property Description

Approximately 0.52 acres of land west of Llanwonno Road, Mountain Ash. CF45 3NB.

The land is a vacant freehold 0.52-acre site. Development potential subject to planning permissions with mains electric and mains water connection possible. The lot includes a unique feature of a former quarry.

The lot is situated close to local shops and amenities with open spaces of Gwernifor Park within easy reach. Transport links are provided by Mountain Ash rail station.

The land may be suitable for alternative uses, subject to obtaining the necessary consent.

The seller will pay half the cost to gravel the track and share the access.

An adjacent lot (Lot 2) is also available to purchase creating a 1 acre site, which, would increase the options available to the purchaser. Lot 2 is also approximately 0.52 acres and available to buy for £8,500.



...mo Road, Mountain Ash, CF45 3NB (nearest postcode). What3words entrance point (Re

oats.unroll.loudness"

"New owner may wish to upgrade entrance into a driveway"



Seller will pay half the cost to gravel track the existing entrance point & share the use of the Entrance











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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