



# T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

info@tsamuel.co.uk

www.tsamuel.co.uk



**Plot 1 & 2, Land at Oakland St  
CF45 3AL**

**FOR SALE  
£100,000 per plot**



- **2 BUILDING PLOTS**
- **PERFECT SELF BUILD PLOTS**
- **FULL PLANNING PERMISSION**





## Property Description

\* LAND DEVELOPMENT OPPORTUNITY \*

£120,000 PER PLOT

We have for sale 2 building plots situated in Miskin, on the outskirts of Mountain Ash.

Both plots have full planning permission granted for a 5 bedroom detached town house with a shared parcel of land to the front which will accommodate further parking spaces.

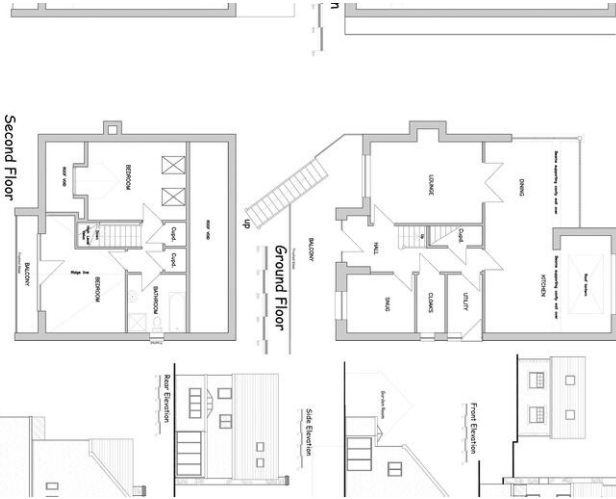
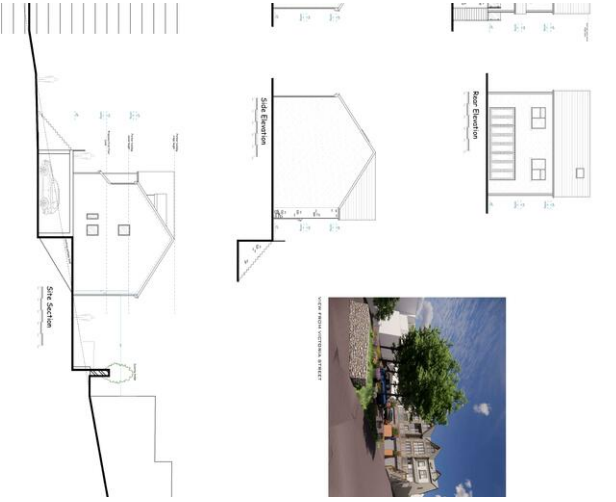
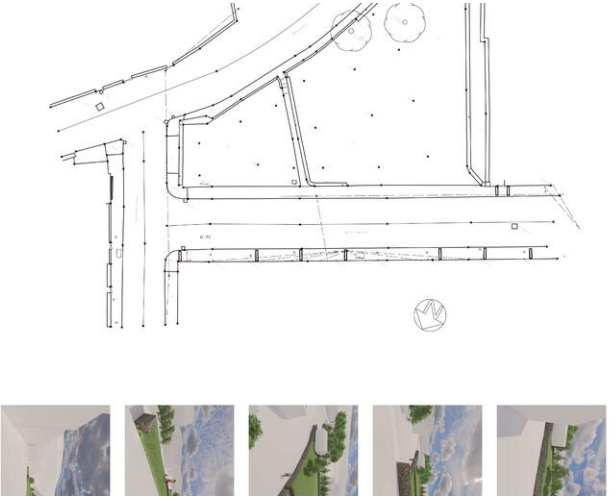
Perfect opportunity to build your dream home to your specification.

Close to the recently built link road which provides easy access to the A470 for commuters.

Mountain Ash town centre is within walking distance providing access to shops, GP surgery, train station and hospital.

Both primary and secondary schools within vicinity.

Application number 21/1609/10 plans can be viewed through the RCT website.



#### 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



01443 476419  
info@tsamuel.co.uk  
<https://www.tsamuel.co.uk/>