



CGI elevation for illustrative purposes only

## Building Plot 1 Owen Jones Way, Bryn £100,000

- Building plot for sale
- More plots available if required (subject to further negotiation)
- Planning permission in place
- Proposed 4 bedroom detached family home
- Peaceful countryside setting
- Positioned on a quiet road



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## About the property

**\*\*BUILDING PLOT WITH PLANNING PERMISSION\*\*** An exciting opportunity to purchase one of three development plots available with planning consent to build a spacious 4 bedroom detached homes with a garage, balcony and countryside views. Should you desire more than one plot then please let us know as soon as possible as all three are all currently up for sale and are subject to availability.

Get in touch to arrange a site visit or for more information.





## Description

Imagine waking up every morning to the serene beauty of countryside views. Here is an opportunity to acquire a building plot nestled in a peaceful setting with full planning permission for a 4 double bedroom detached home.

The proposed layouts offer spacious, modern accommodation in excess of 2000sqft, with an integrated garage, 2 bathrooms, private rear garden and a front balcony.

This charming rural location area offers a perfect blend of tranquillity and convenience. With larger population centres like Bridgend, Swansea and Cardiff only being approx. 10, 13 and 25 miles away respectively, this means you can enjoy the quiet, scenic surroundings while still having the amenities and opportunities of larger cities within reach.

## Planning Consent

Planning Consent was granted under Planning reference P2022/0241 ( Dec 15th 2022 ) to build a detached dwelling together with associated works including access and drainage..

Should you require further information on this, the Planning Application details and documents can be found on the local authorities planning website.

## Self-build Wales Scheme

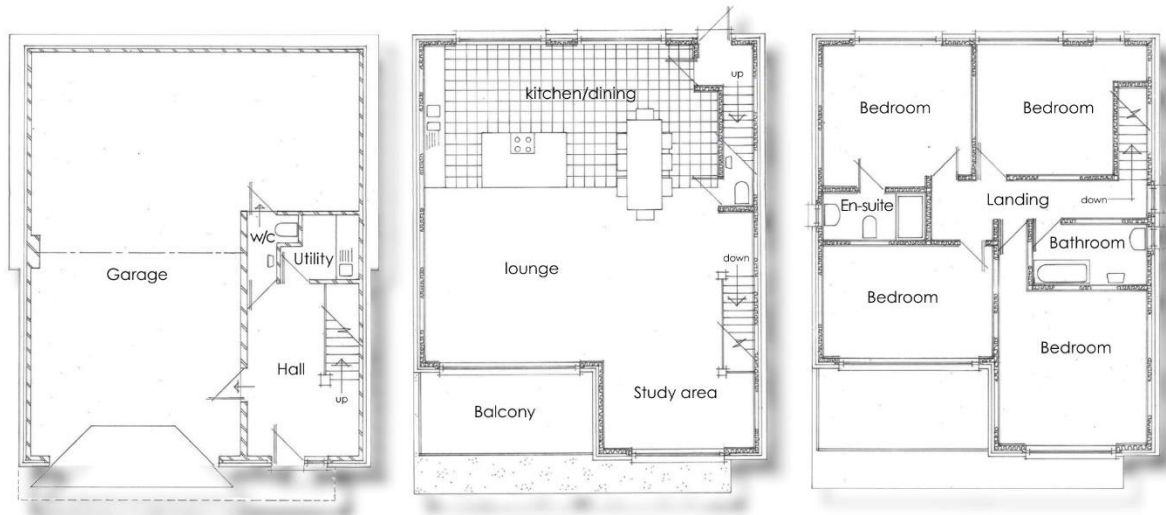
If you are interested in building your home it has never been easier to do so.

The Self Build Wales scheme, established by the Welsh Government, aims to remove the barriers and uncertainty that prevent people in Wales from building their own homes.

If you wish to find and use land (such as this plot) outside of the current Self Build Wales map, you can access the scheme to fund both the land purchase (75%) and build costs (100%), providing the land already has suitable planning permission for development. The 25% deposit for the land purchase must come from your own resources.

Get in touch with us for further information.

## Floorplan



Ground Floor

First Floor

Second Floor



### Proposed 4 Bedroom Detached Home

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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