



## Garbett Place, offers in excess of £80,000

- Development Opportunity
- APPROVED PLANNING FOR 4/5 BEDROOM HOUSE
- Sizeable grounds with plenty of parking and garden potential
- Semi-Rural Village Location
- Sought After Area
- EPC Rating: Exempt



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## About the property

A sizable building plot available for sale within the Popular village location of Crynant, Neath. With mains water, sewerage, gas and electric available on the site and approved planning permission for a 4/5 Bedroom Detached Dwelling with ample parking and garden spaces. Properties through the area, and within neighbouring estates, are known to achieve on average a surplus of £500,000 when completed to an exceptional standard! Planning Reference No:P2021/0732

For anymore information, or for a viewing of the plot, please contact the Peter Alan Neath Team on 01639 635115

### Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Accommodation

### Agent Notes

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## Floorplan

## 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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